

Location, Upper East Side Historic District



Overall view from East 79th Street



John B. Murray Architect, LLC
48 West 37th Street 10th Floor
New York, NY 10018

895 Park Avenue

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 10005



John B. Murray Architect, LLC
48 West 37th Street 10th Floor
New York, NY 10018

895 Park Avenue Penthouse A
Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



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Existing windows at Park Avenue elevation, looking northeast



Examples of existing 19th- (top) and 18th-story (bottom) window varieties



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Windows - Existing Conditions

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



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Circa 1950 (NYPL Acker)



Penthouse detail, circa 1950 (NYPL Acker)



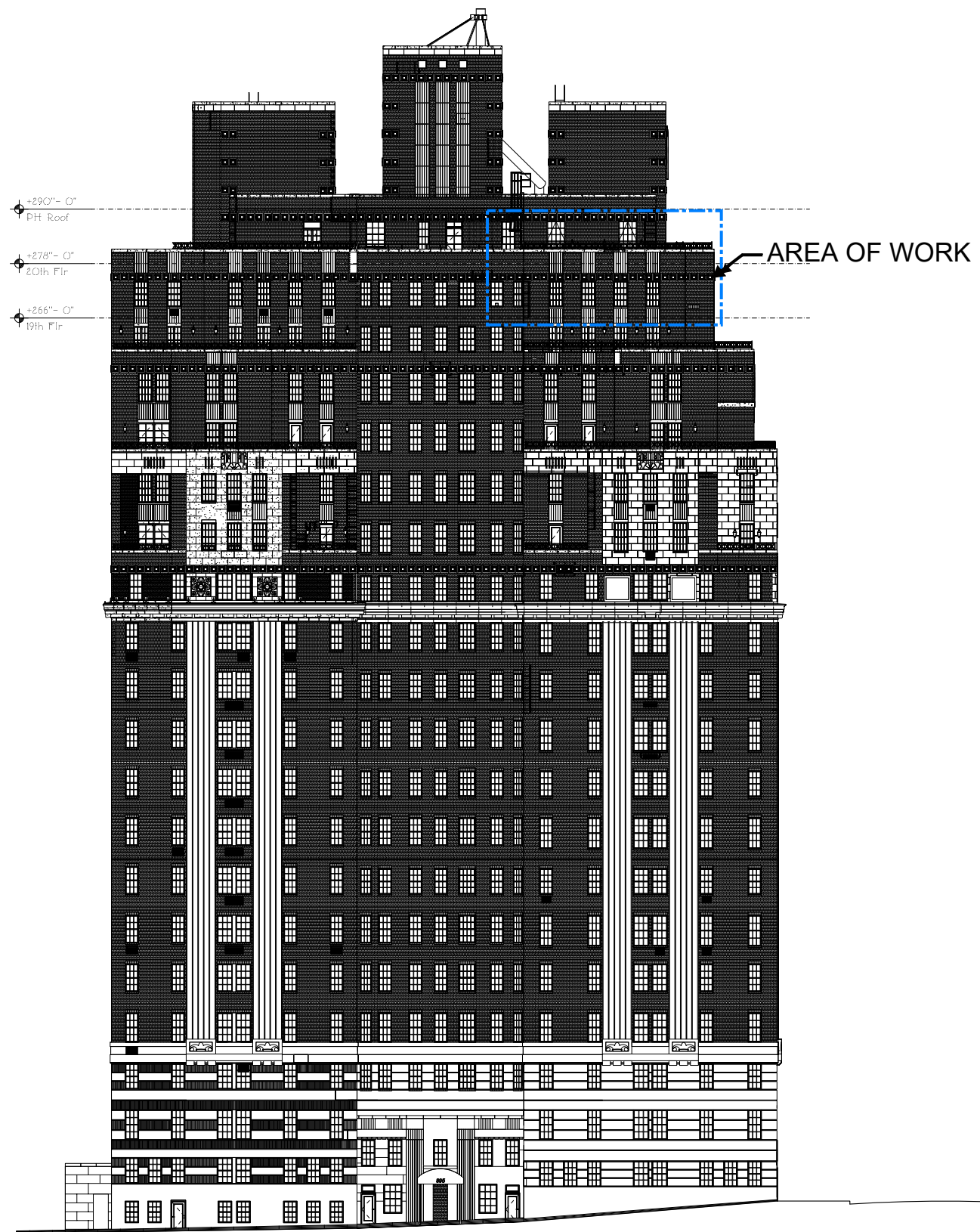
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Historic Photos

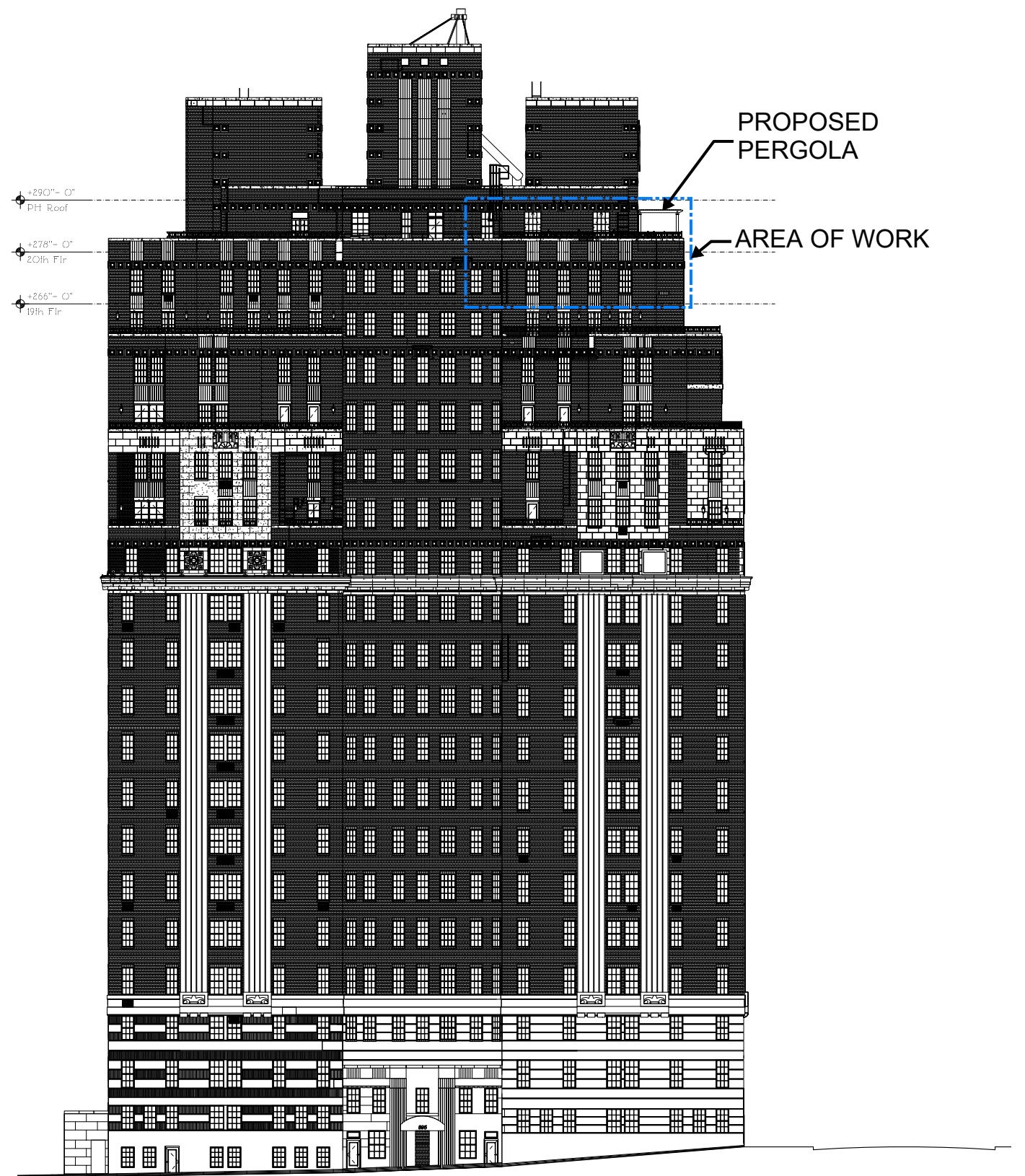
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Existing North Elevation (79th Street)



Proposed North Elevation (79th Street)

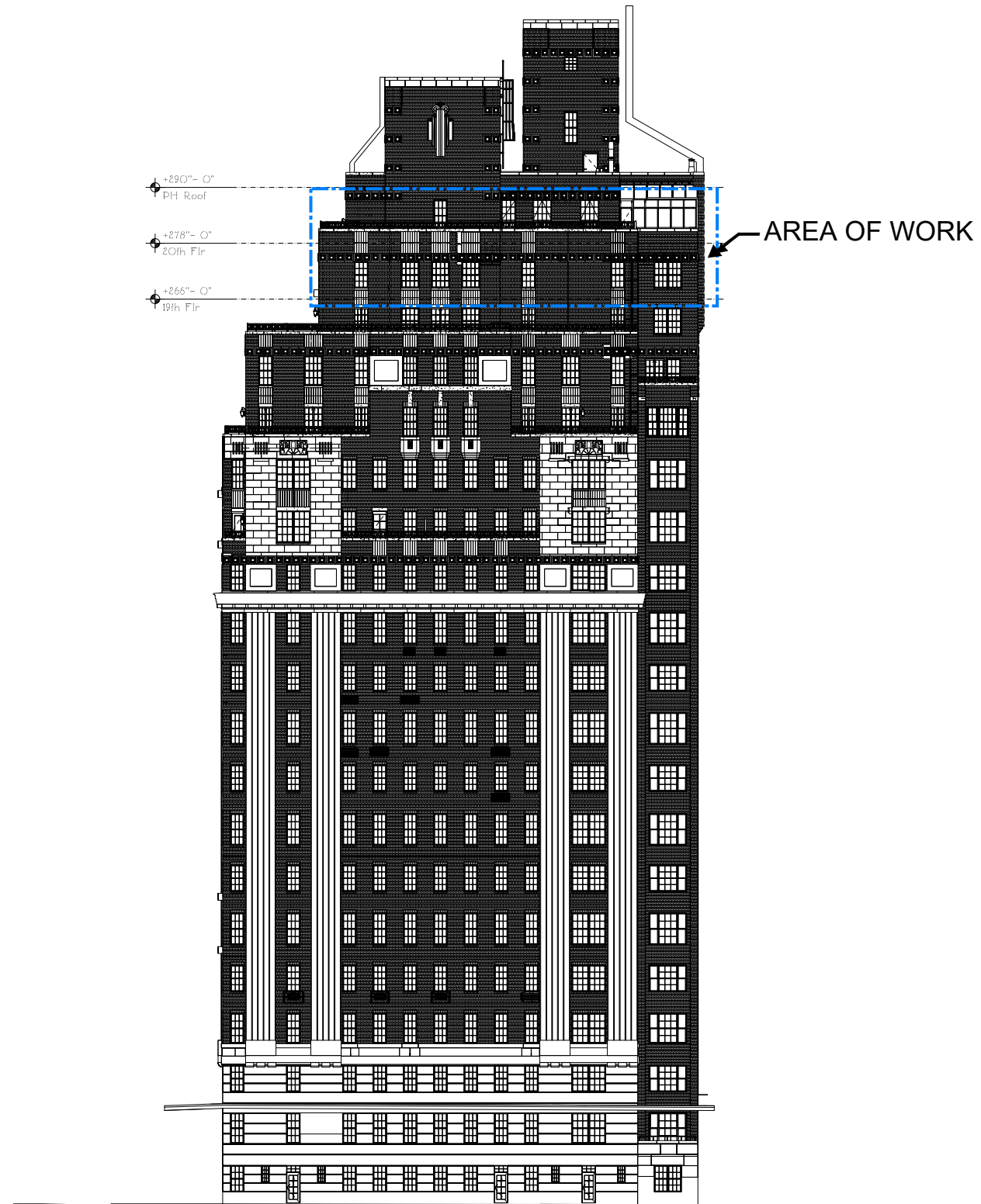


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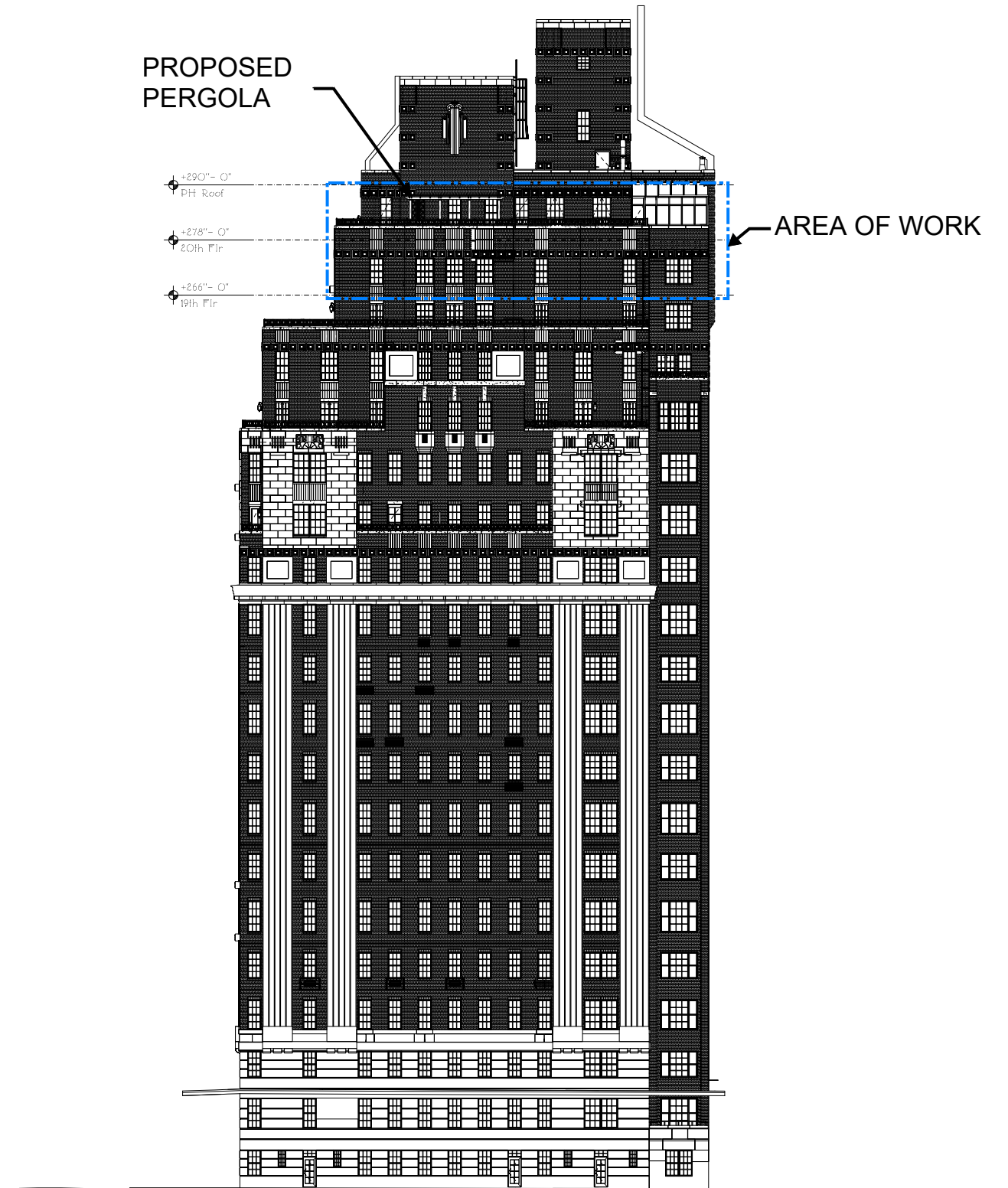
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Existing West Elevation (Park Avenue)



Proposed West Elevation (Park Avenue)

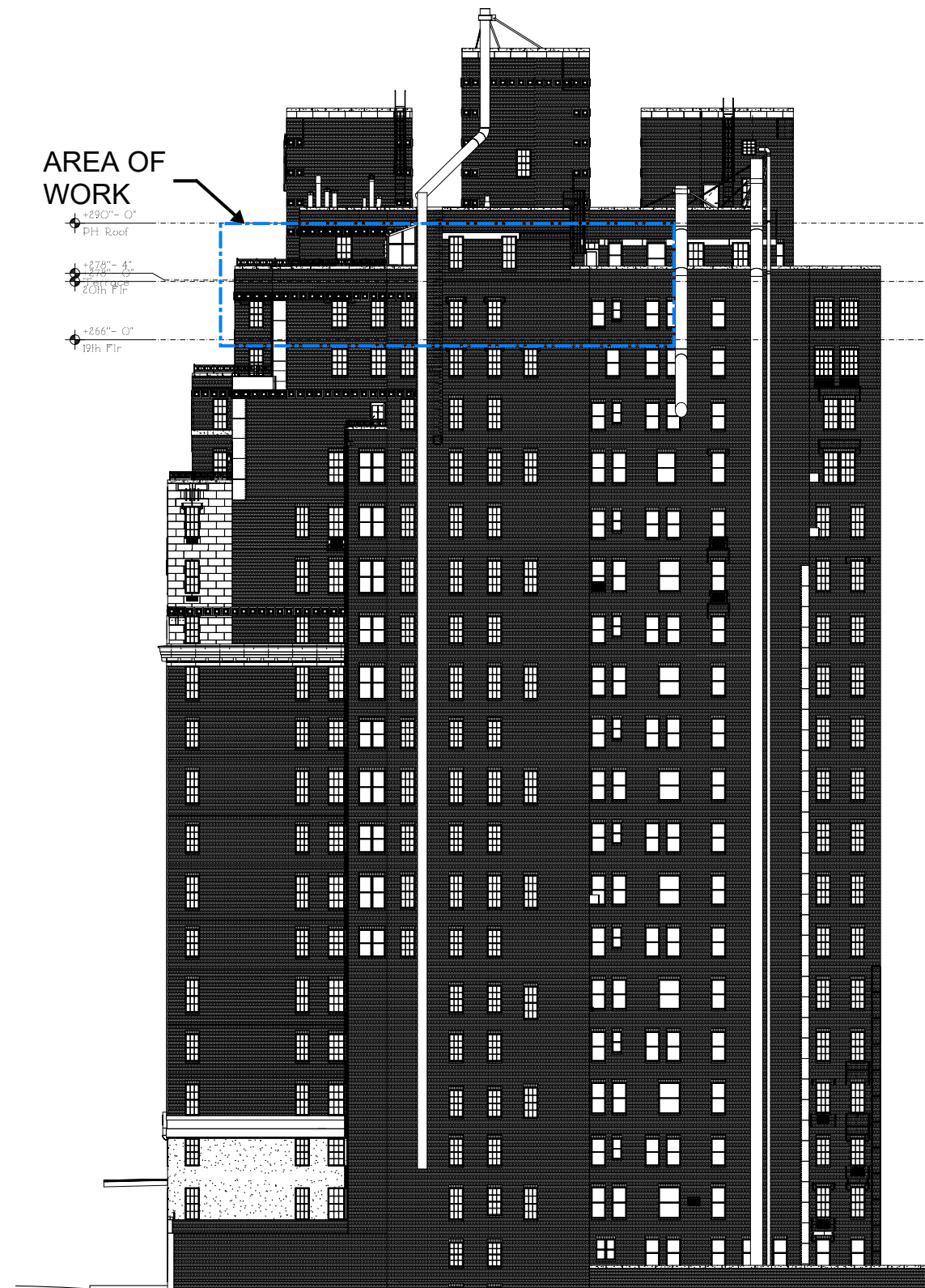


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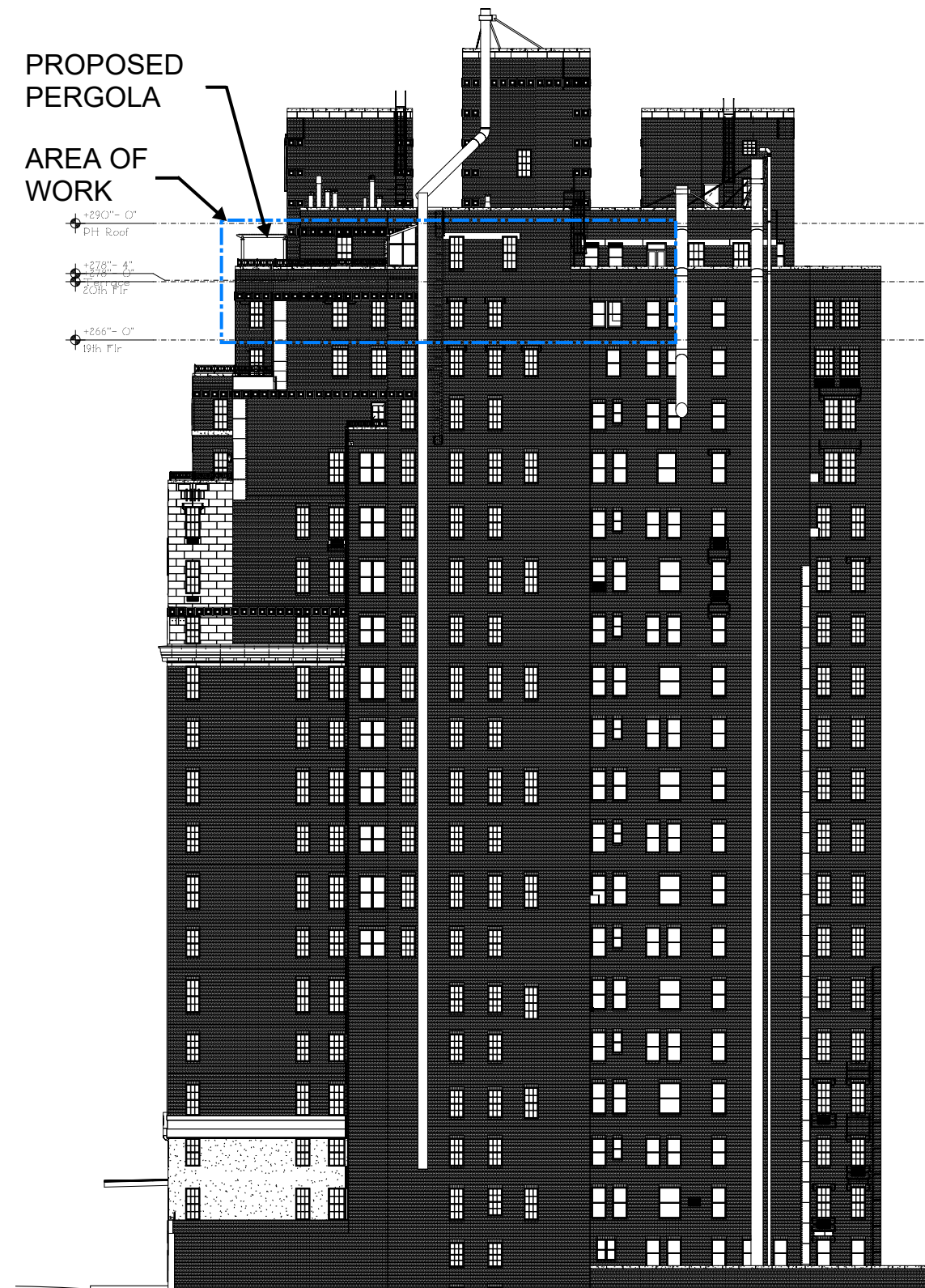
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Existing South Elevation



Proposed South Elevation



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September 18th, 2023



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Existing East Elevation



Proposed East Elevation

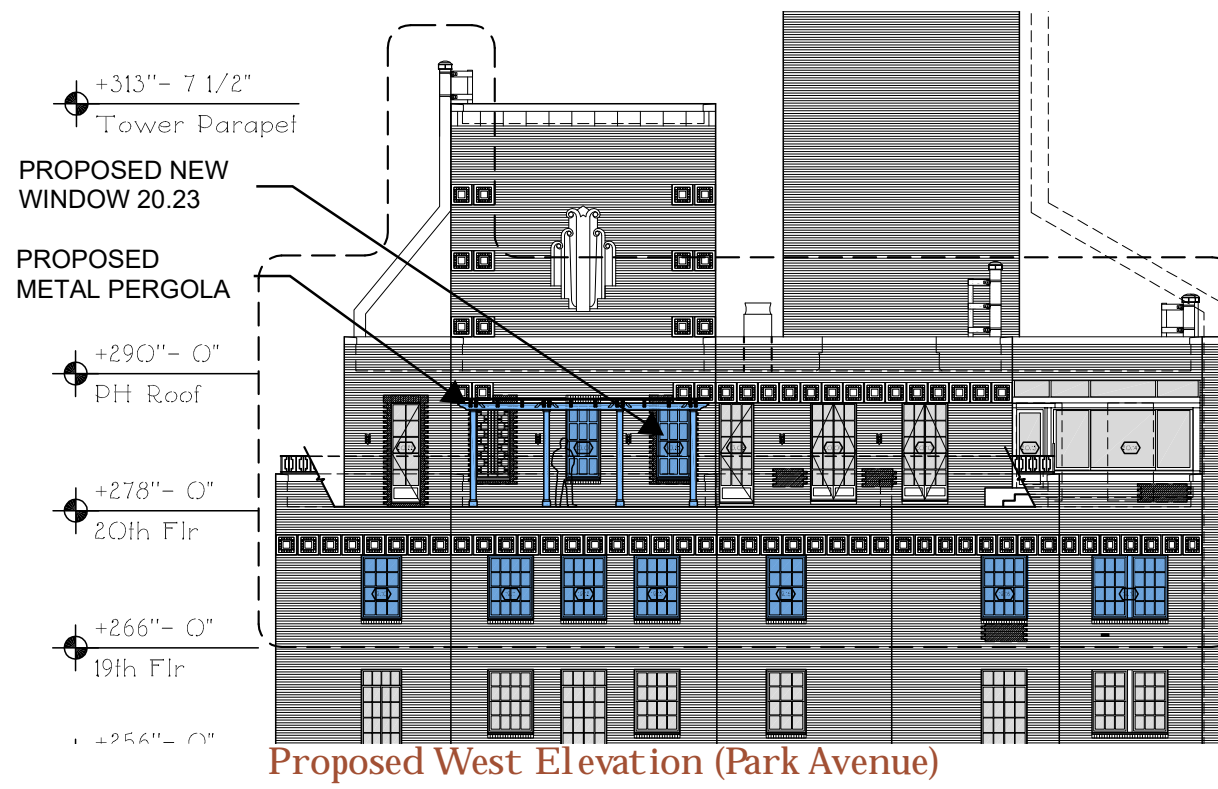
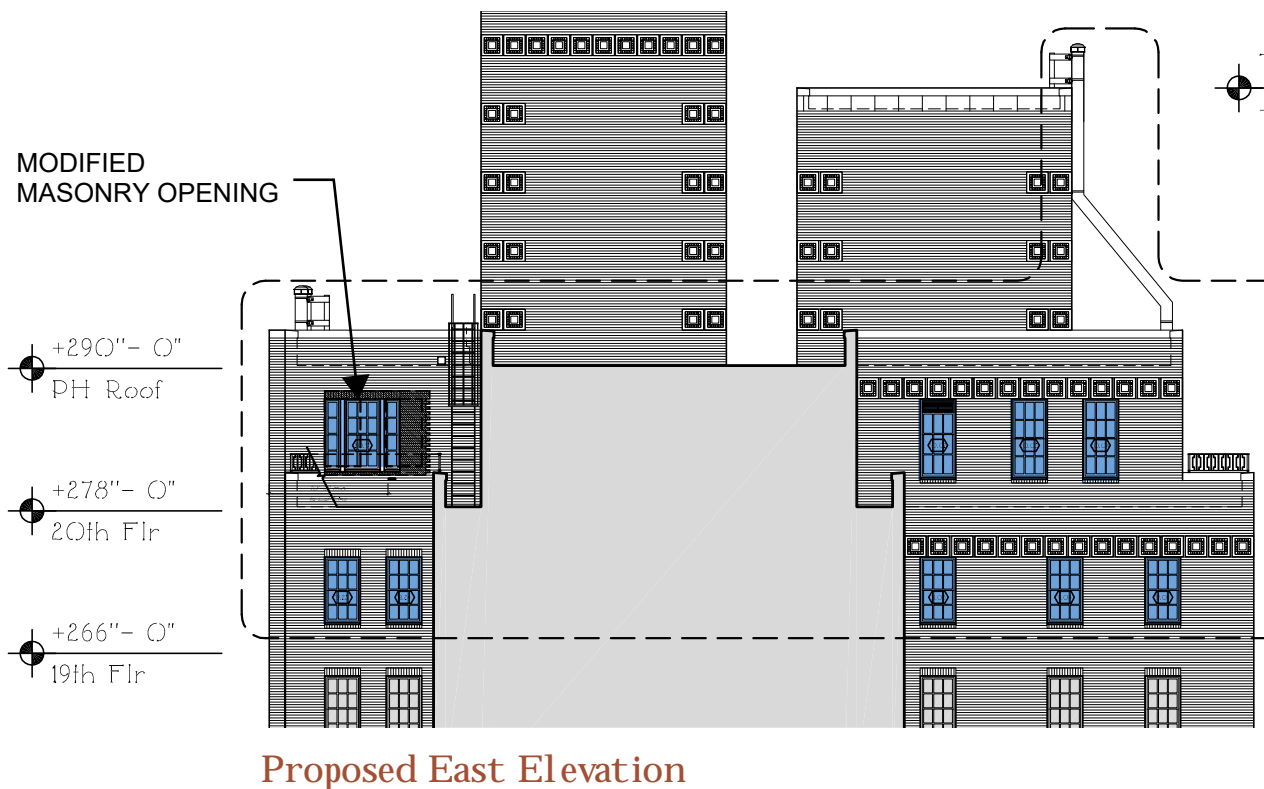
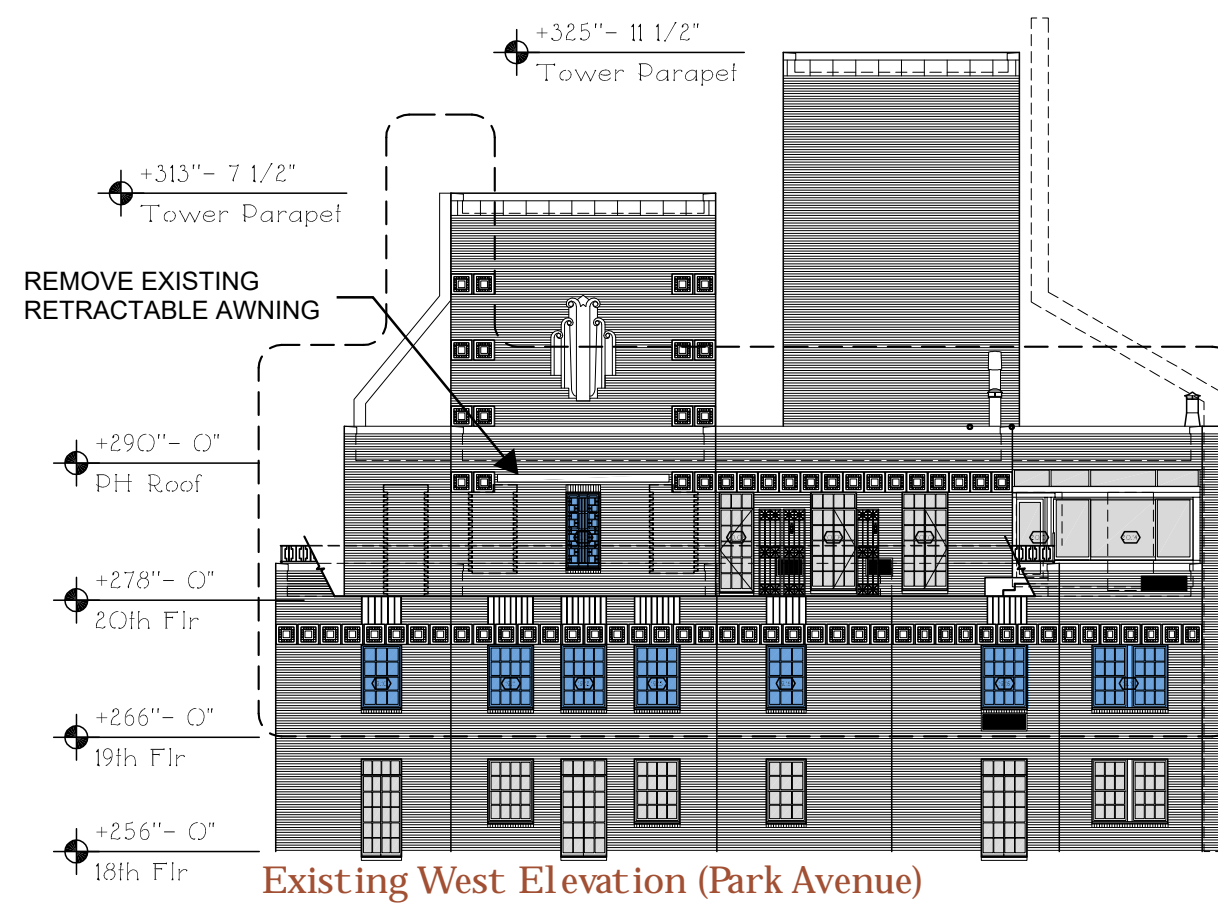
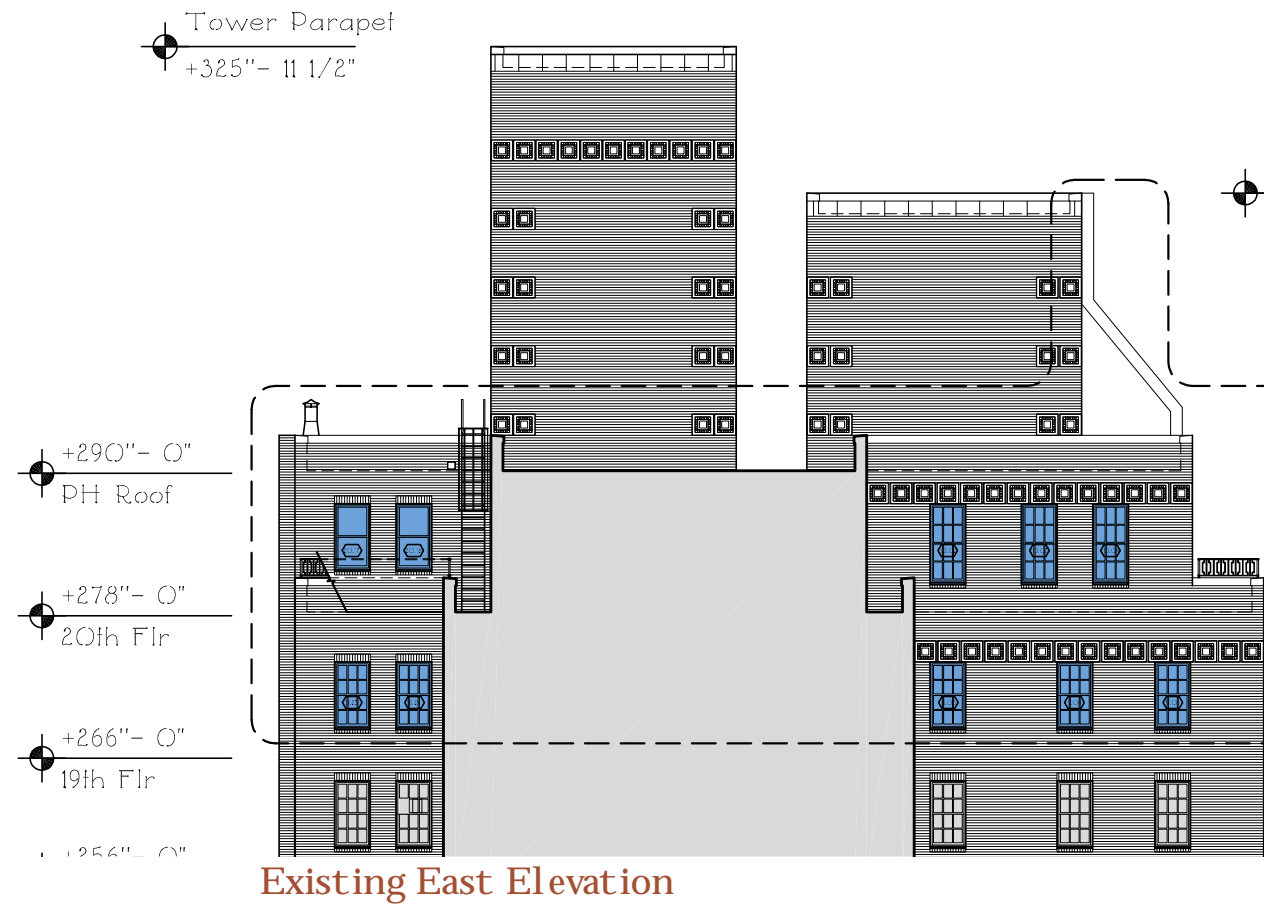


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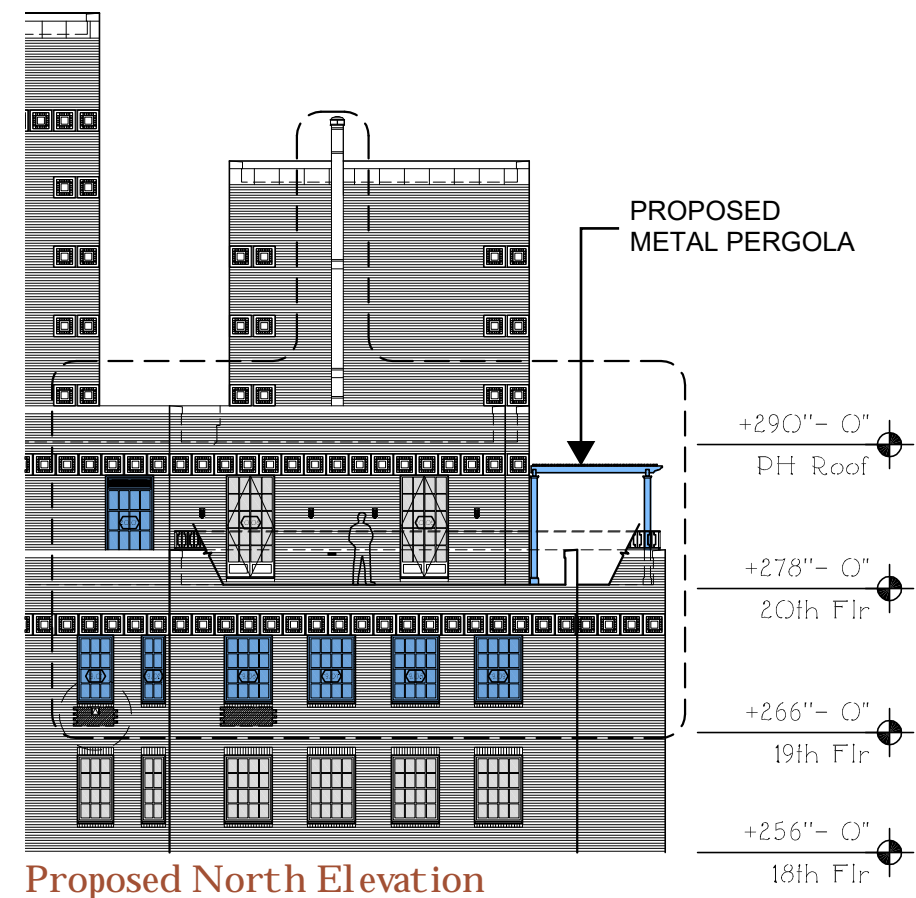
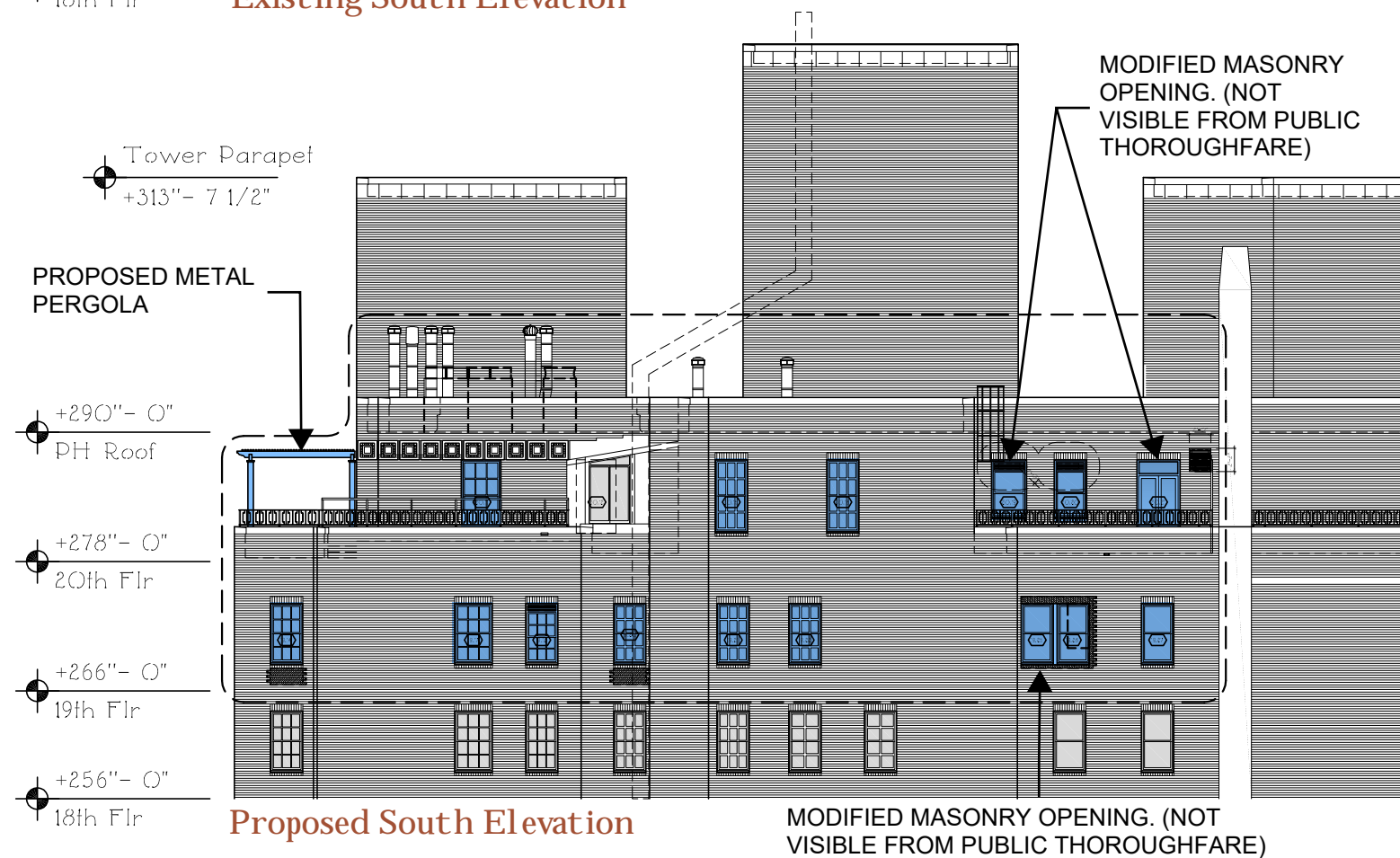
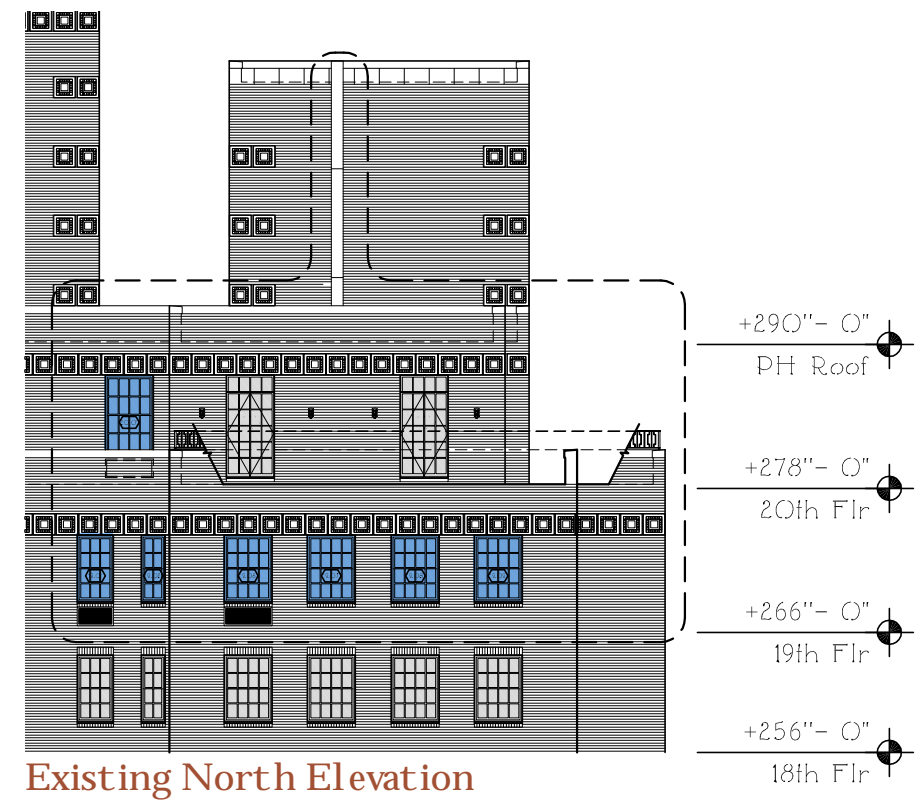
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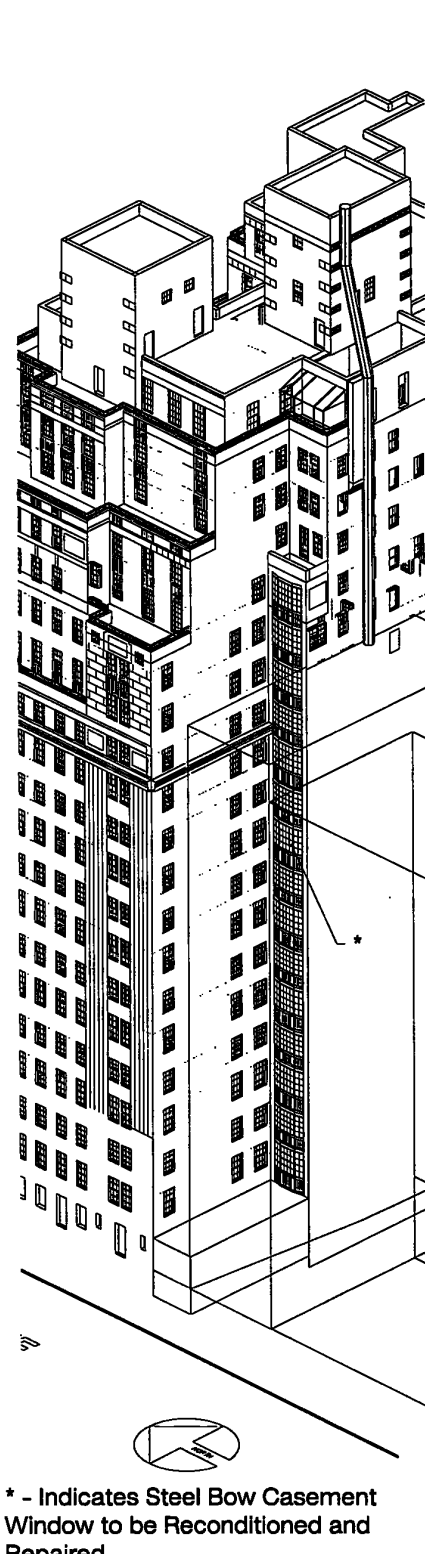
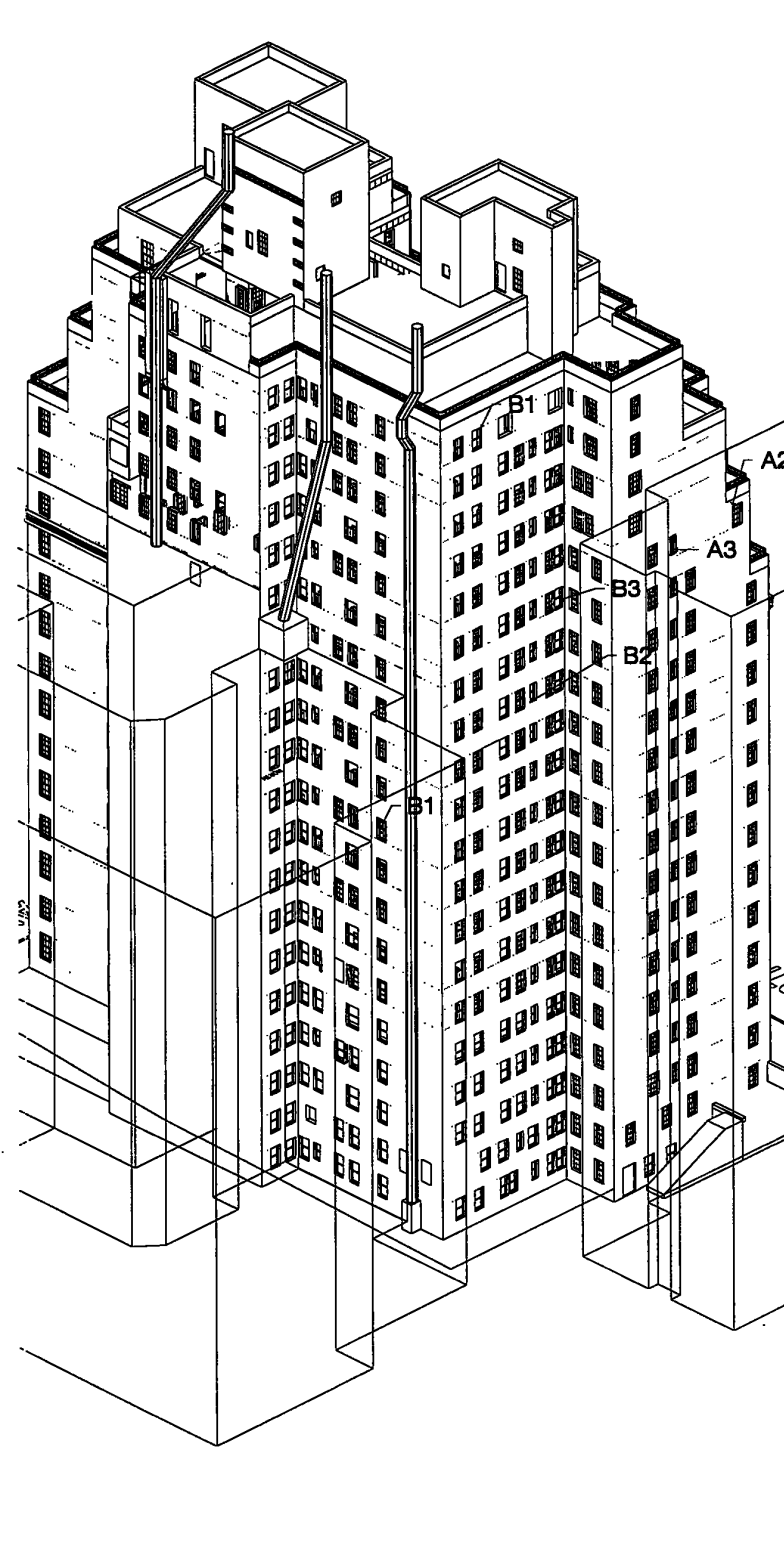
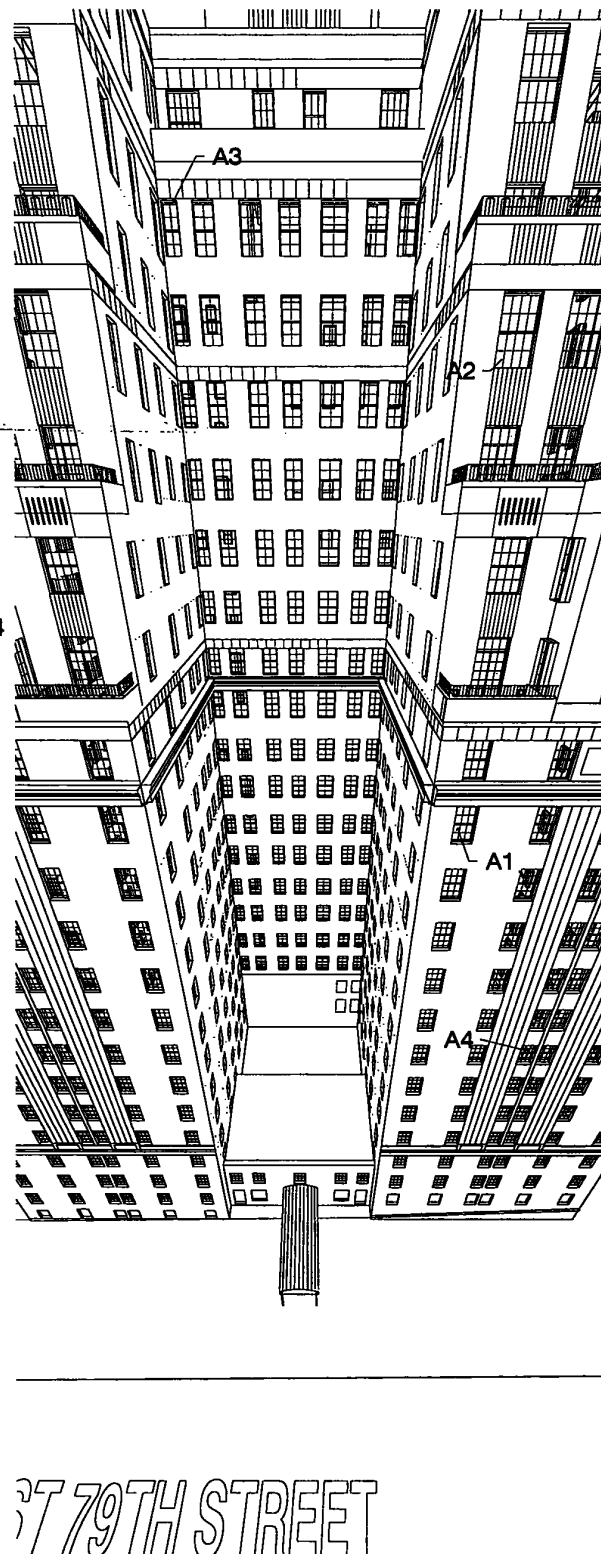
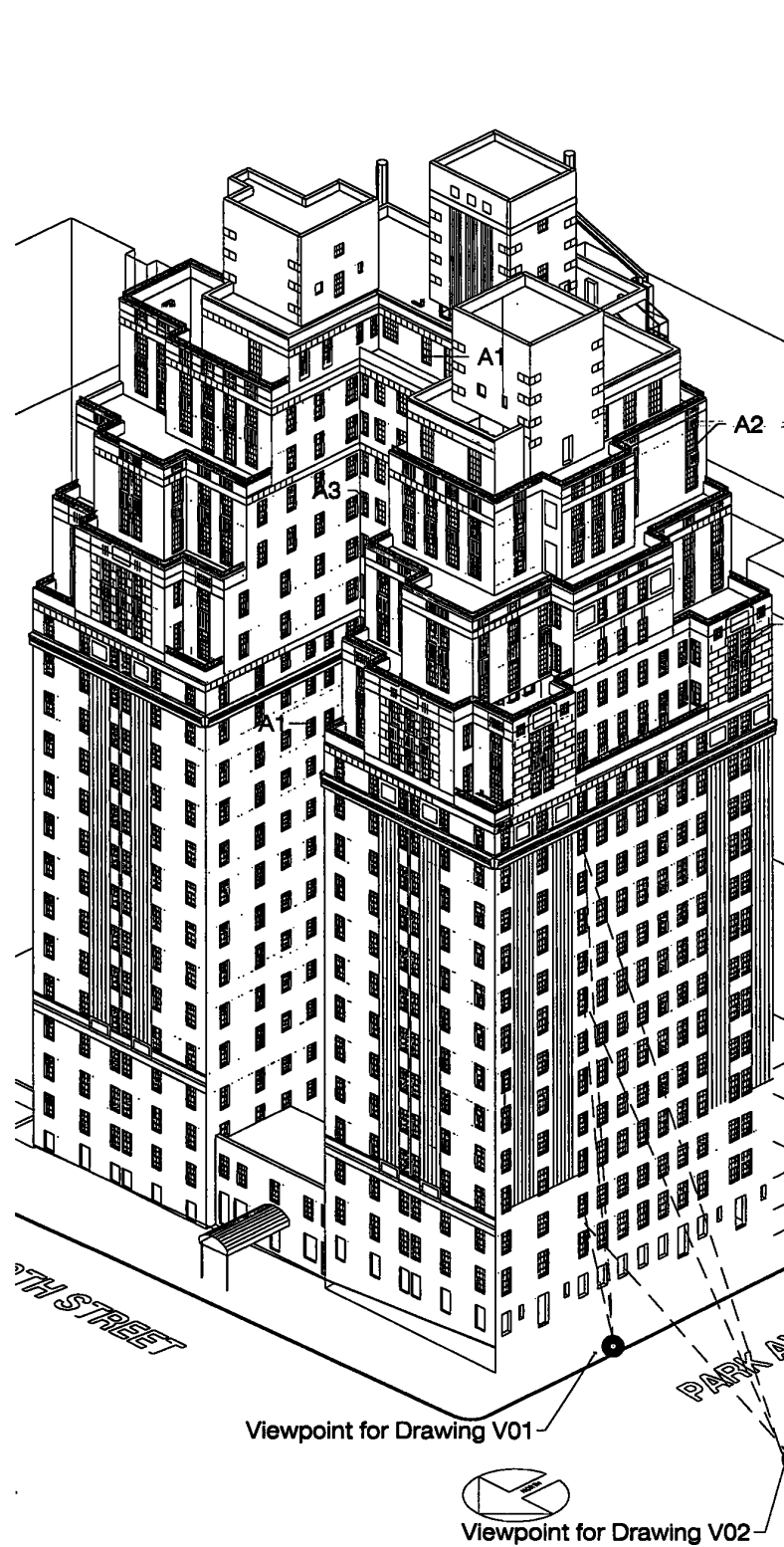
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Proposed Scope



 Proposed Scope



* - Indicates Steel Bow Casement Window to be Reconditioned and Repaired.

Window Replacement
Master Plan
895 Park Avenue
New York, NY

3D Views of Building
ISSUE DATE: February 24, 1997

FILE ID: 895masex
SCALE: not to scale

JOB ID: 895p-w

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Architects & Engineers
260 Fifth Avenue
New York, New York
(212) 725-5170 FAX: (212) 689-5045

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1997 Window Replacement Master Plan

Penthouse A at 895 Park Avenue, New York, NY 10075

September 18th, 2023

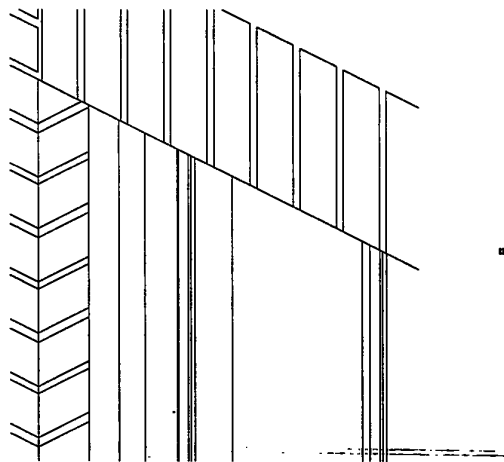


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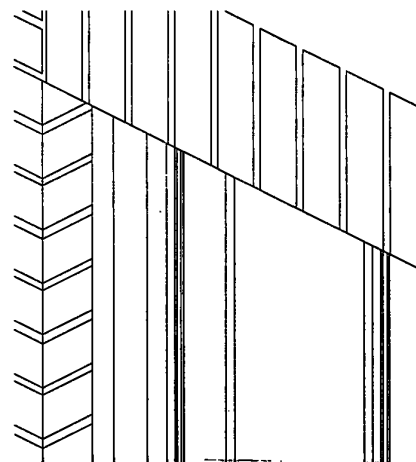
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PROPOSED ALTERNATIVE
"EFCO" WINDOW



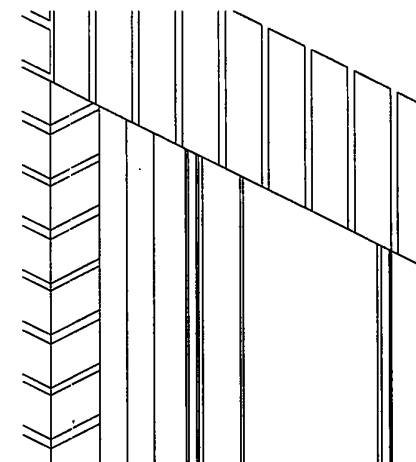
1a Axonometric View - at head
D01 Scale: 1-1/2"=1'-0"

PROPOSED ALTERNATIVE
"POMEROY/ORIGINAL" WINDOW

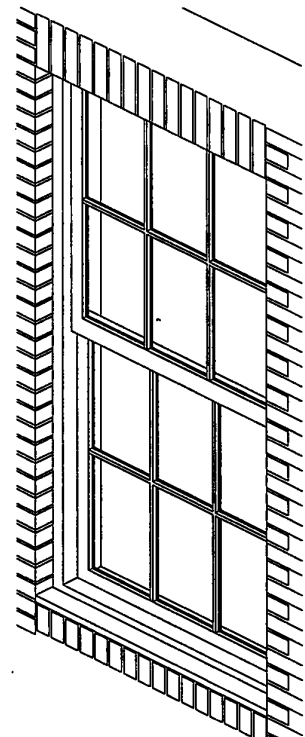


1b Axonometric View - Original/Pomerooy Steel Window
D01 Scale: 1-1/2"=1'-0"

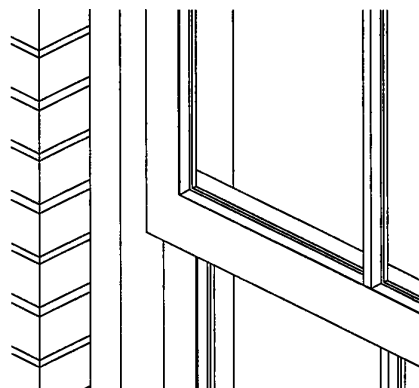
PROPOSED ALTERNATIVE
"TEMPEST" WINDOW



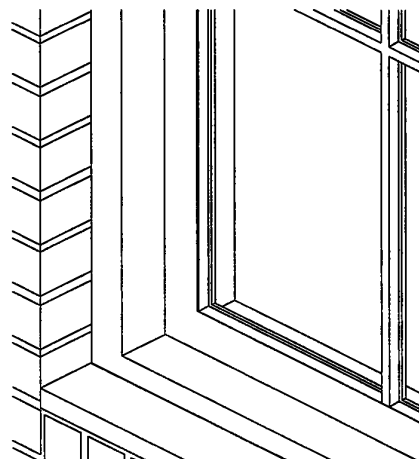
1c Axonometric View - Tempest Window Jamb and Muntin
D01 Scale: 1-1/2"=1'-0"



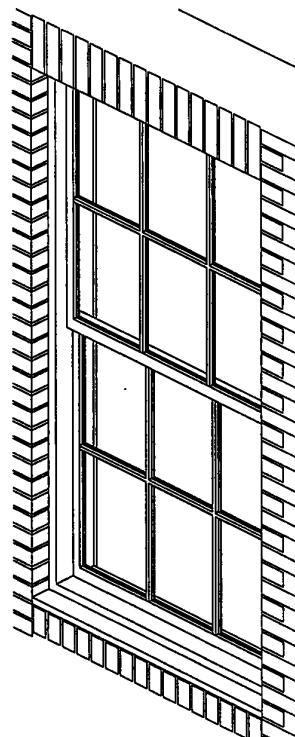
A Axonometric View - EFCO Window
D01 Scale: 1"=1'-0"



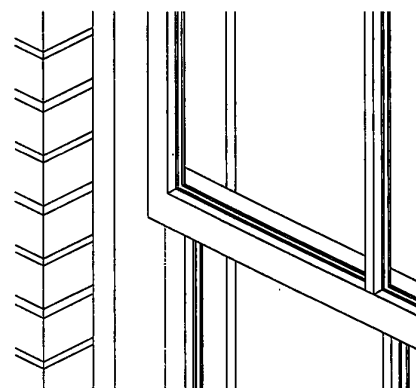
2a Axonometric View - Meeting Bar
D01 Scale: 1-1/2"=1'-0"



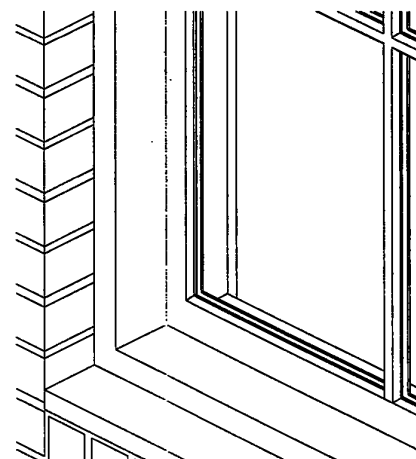
3a Axonometric View - Sill and Muntin
D01 Scale: 1-1/2"=1'-0"



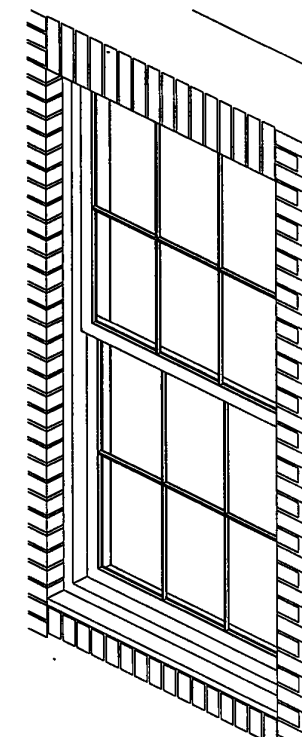
b Axonometric View - Pomerooy/Original Window
D01 Scale: 1"=1'-0"



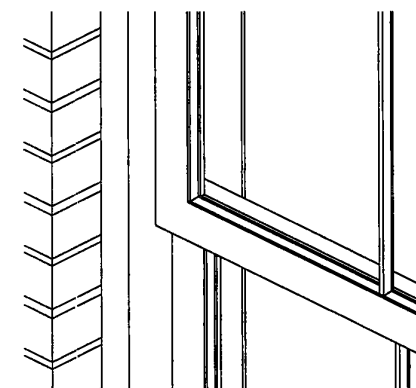
2b Axonometric View - Pomerooy/Original Window - Meeting Bar
D01 Scale: 1-1/2"=1'-0"



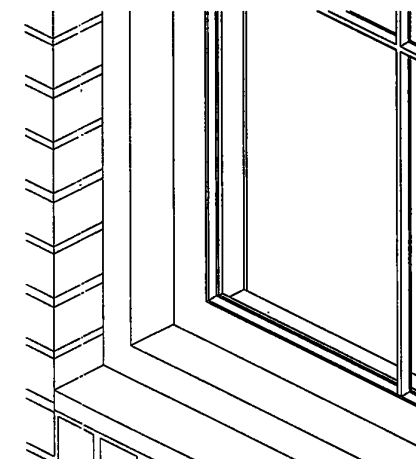
3c Axonometric View - Pomerooy/Original - Sill and Muntin
D01 Scale: 1-1/2"=1'-0"



C Tempest Window
D01 Scale: 1"=1'-0"



2c Axonometric View - Tempest Window - Meeting Bar and Muntin
D01 Scale: 1-1/2"=1'-0"



3c Axonometric View - Tempest Window - Sill and Jamb
D01 Scale: 1-1/2"=1'-0"

Axonometric Detail Views
ISSUE DATE: February 20, 1997

Window Replacement
Master Plan
895 Park Avenue
New York, NY

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FILE ID: axodets
SCALE: as indicated
JOB ID: 895p-w

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D01



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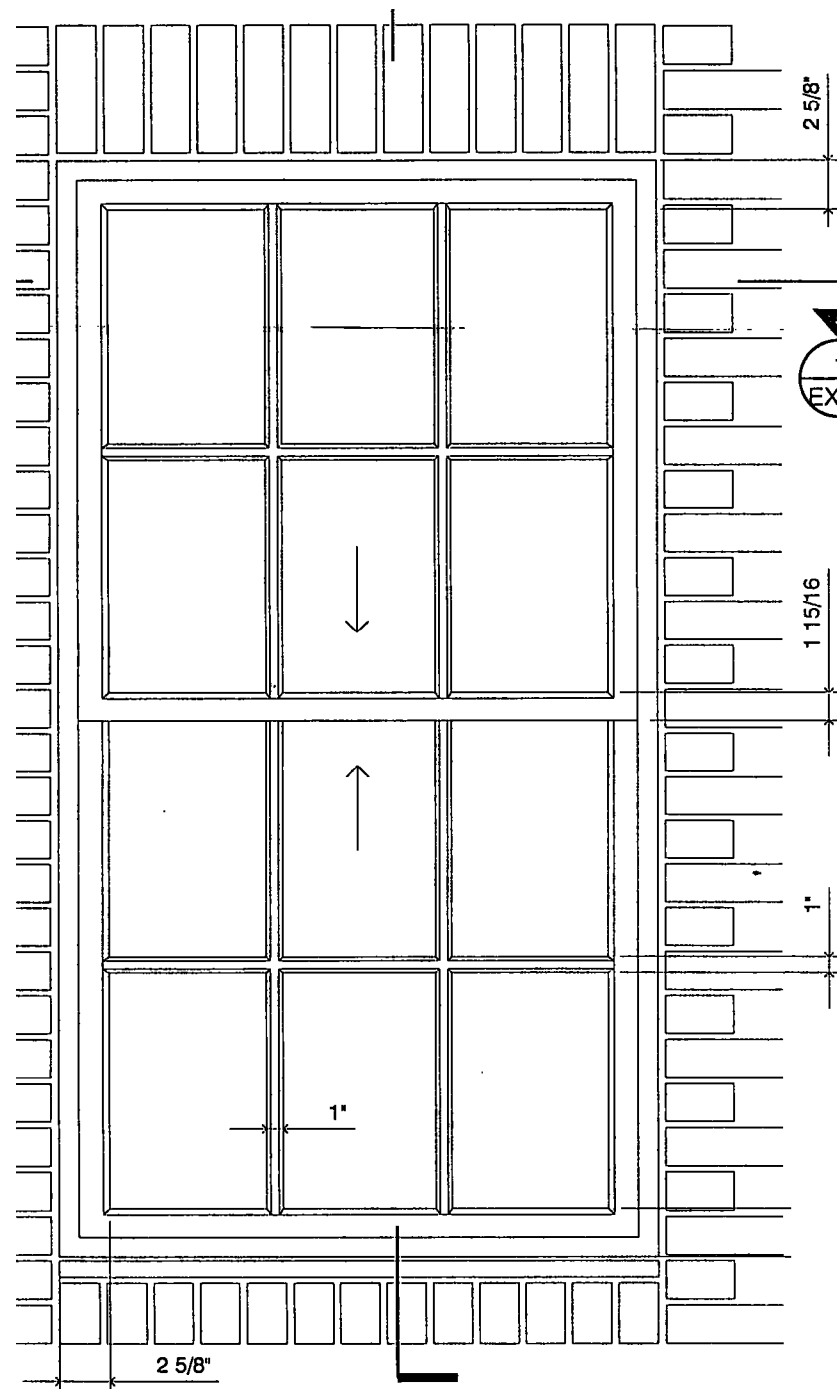
1997 Window Replacement Master Plan

Penthouse A at 895 Park Avenue, New York, NY 10075

September 18th, 2023

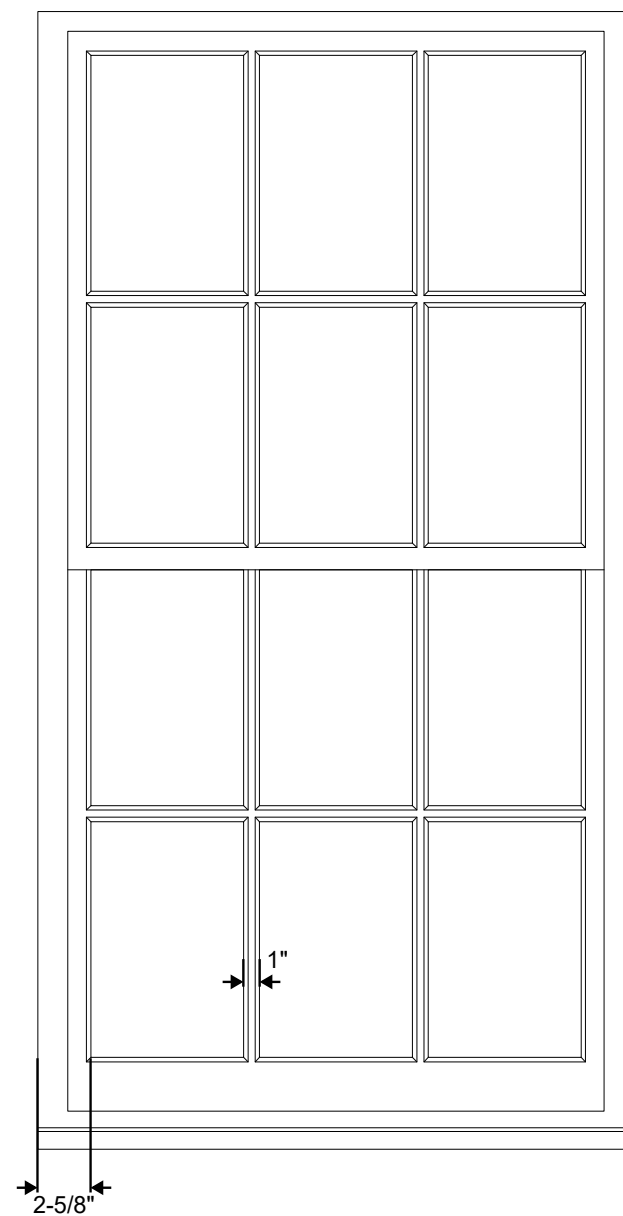


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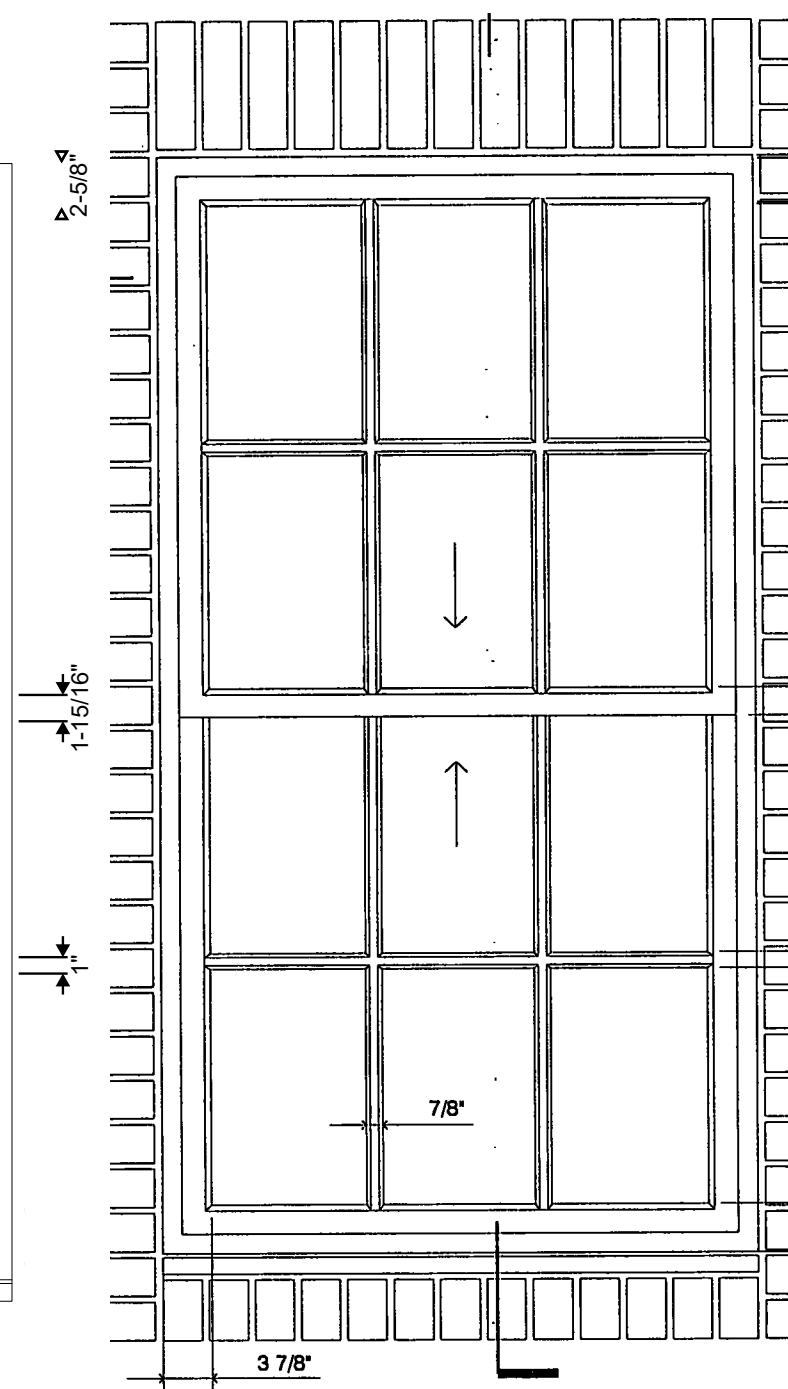


1
EX01 Elevation: Existing Window Type A1
Scale: 1"=1'-0"

Existing Steel Window Elevation,
1" = 1'-0"

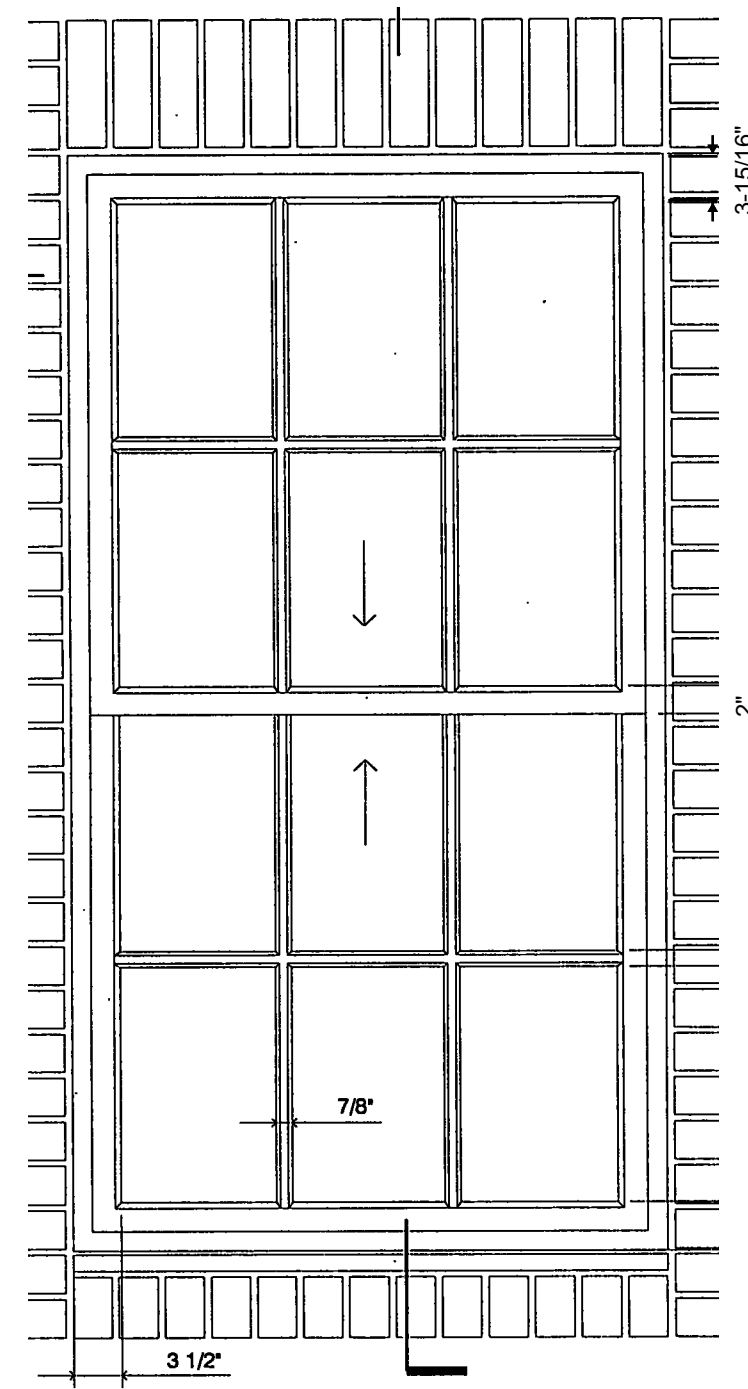


Proposed Wood Window Elevation
by Artistic Windows and Doors,
1" = 1'-0"



1
PR01 Elevation: Proposed Window Type A1
Scale: 1"=1'-0"

Approved EFCO Window Elevation,
1" = 1'-0"



1
PR1A Elevation: Proposed Window Type A1
Scale: 1"=1'-0"

Approved Tempest Window Elevation,
1" = 1'-0"



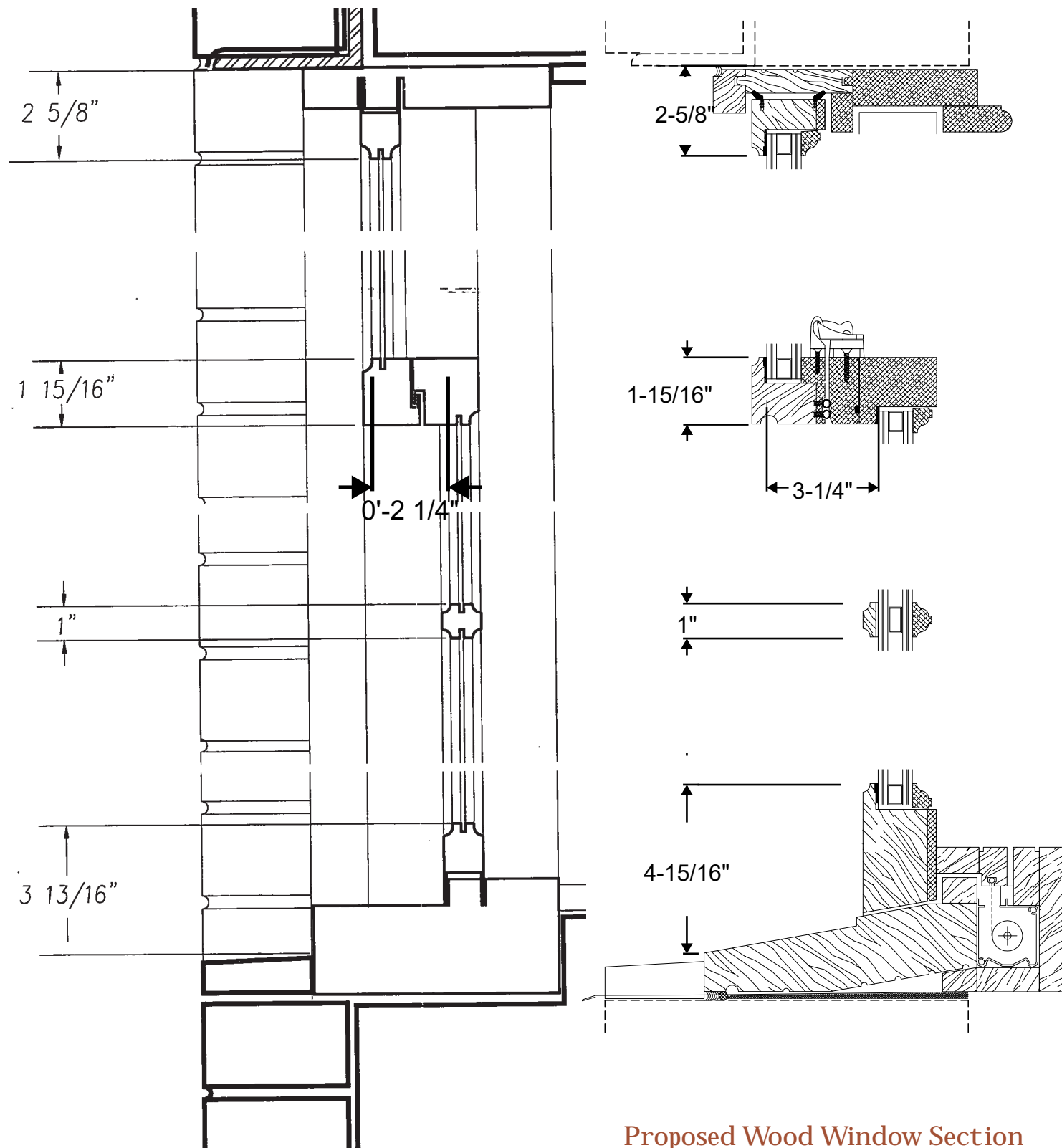
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Proposed Details Superimposed on Existing

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023

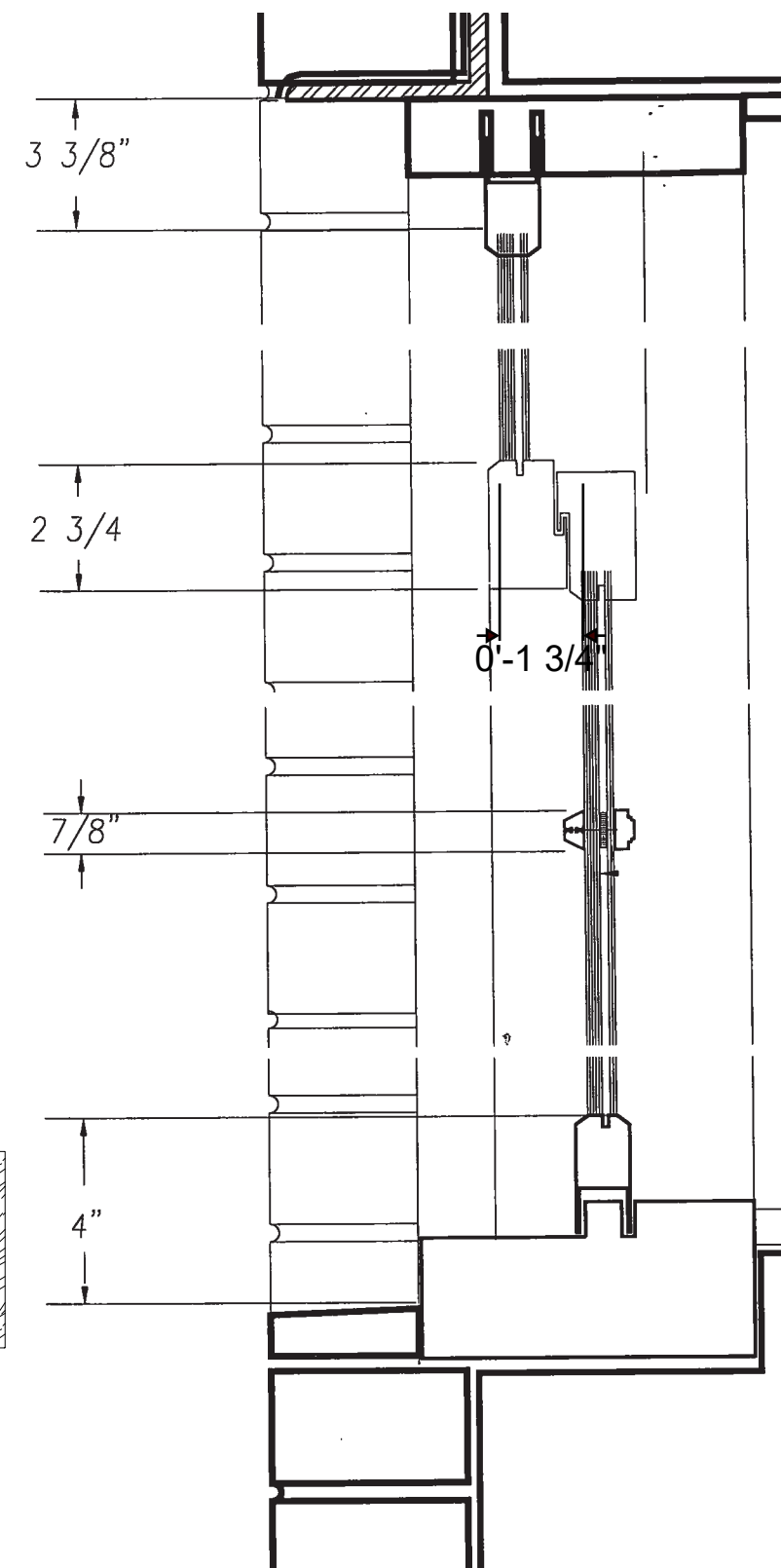


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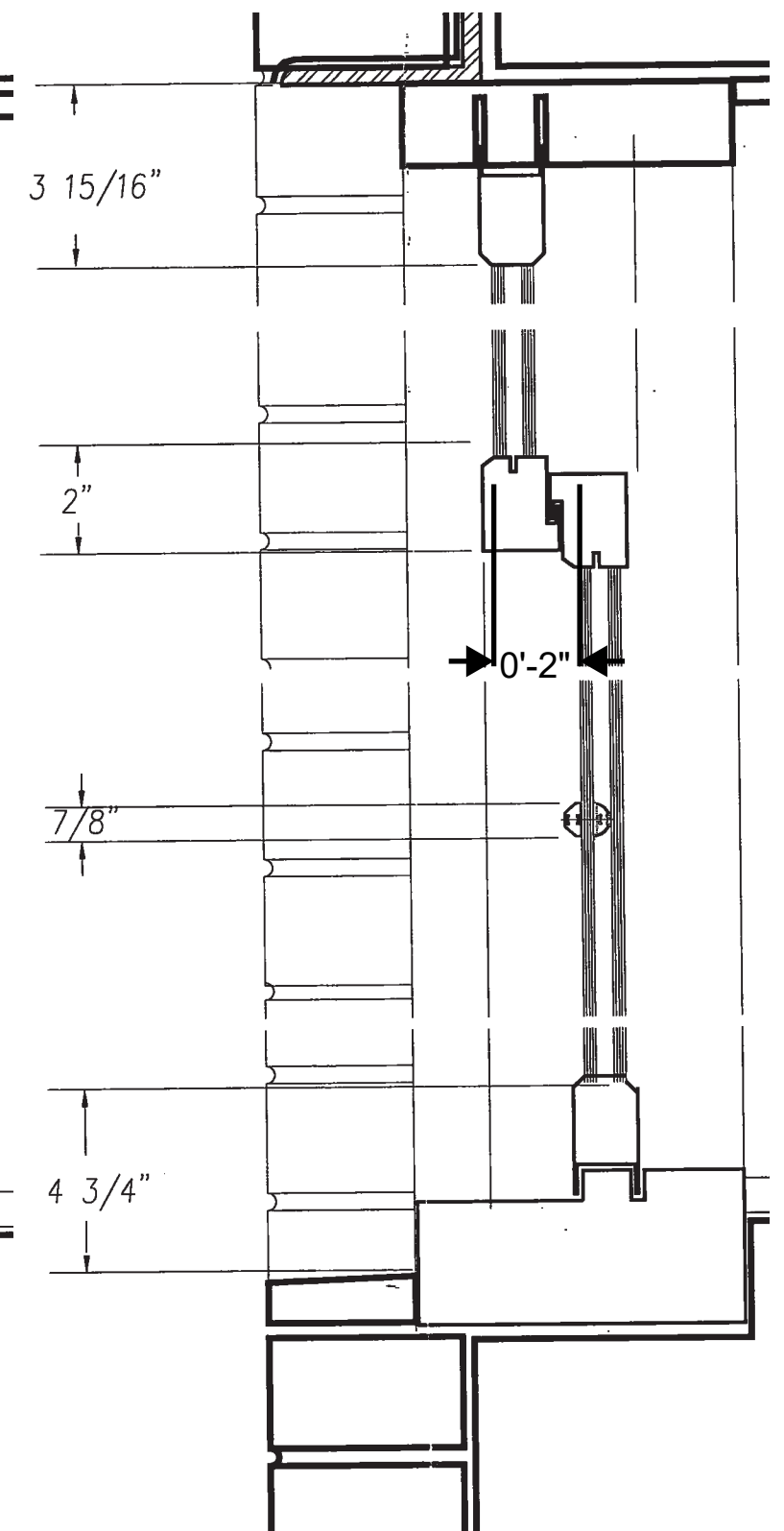


Proposed Wood Window Section
by Artistic Windows and Doors,
3" = 1'-0"

2 Section Profile Details - "Pomeroy/Original" Win
D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 11"



1 Section Profile Details - "EFCO" Window
D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 11"



3 Section Profile Details - "Tempest" Window
D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 11"



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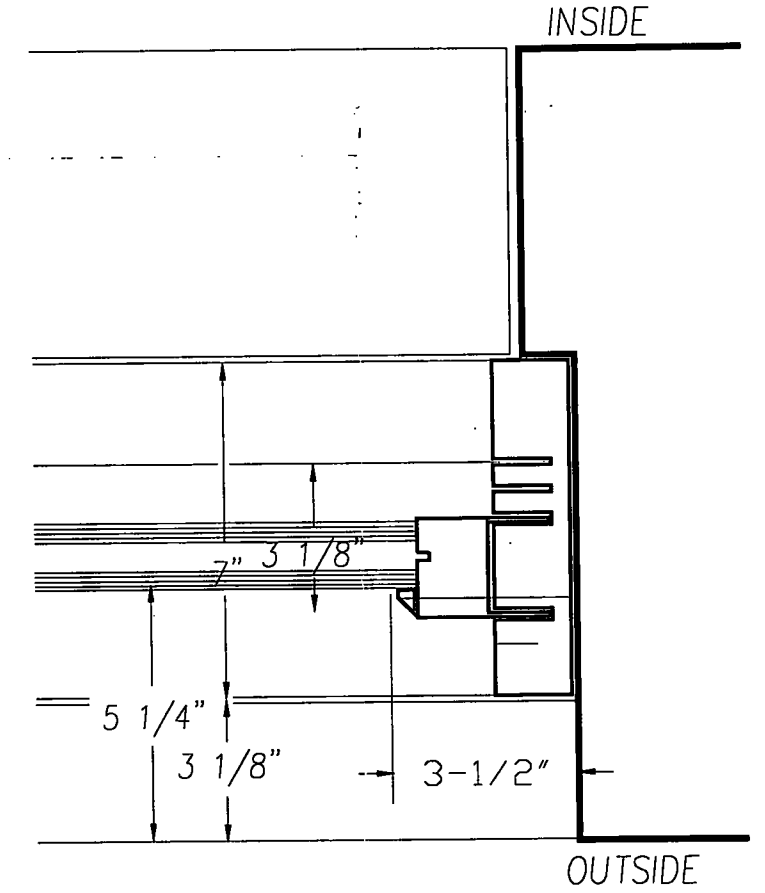
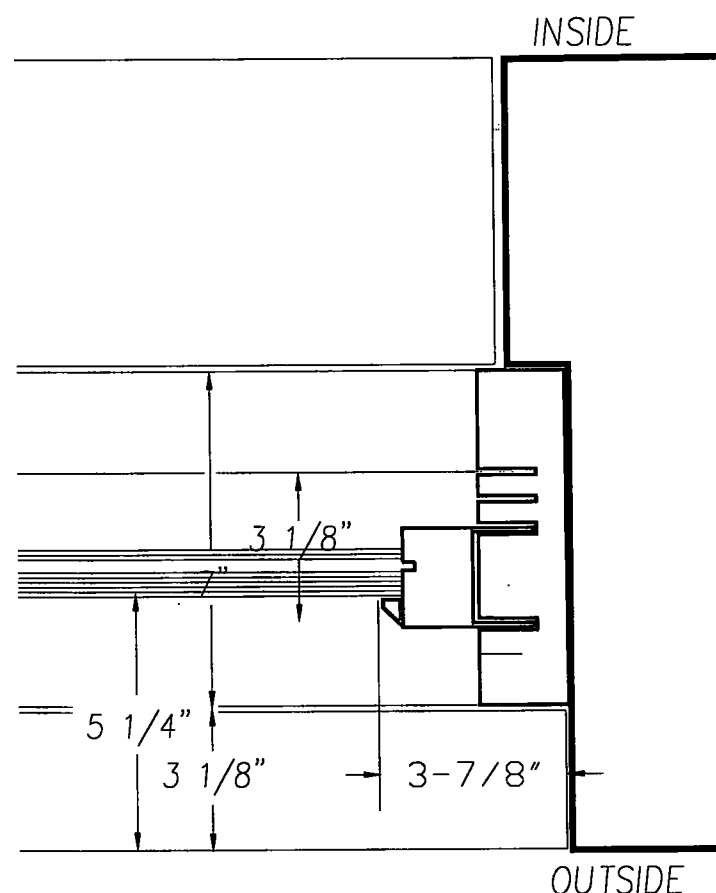
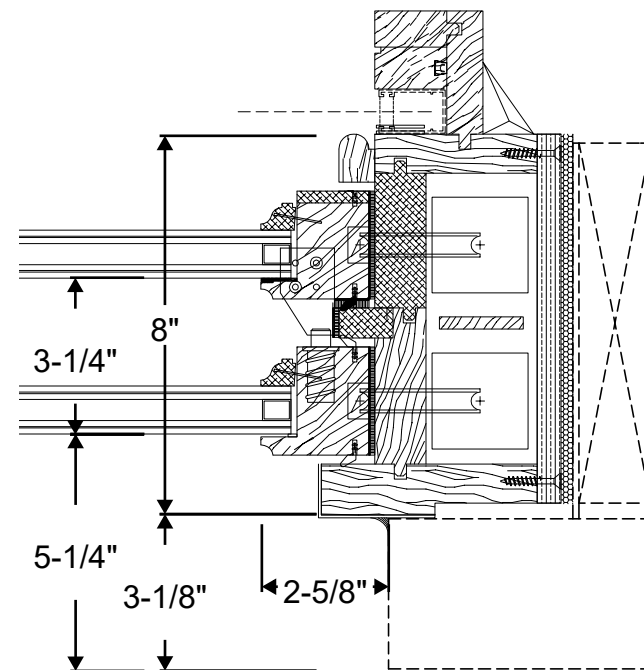
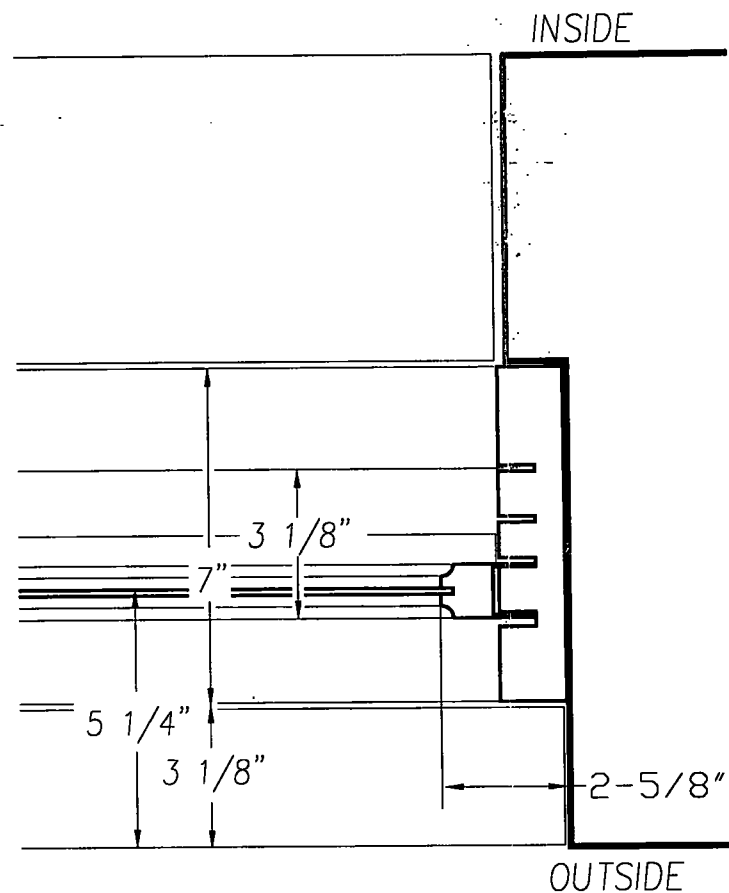
Proposed Details Superimposed on Existing

Penthouse A at 895 Park Avenue, New York, NY 10075

September 18th, 2023



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2 Jamb Profile Detail - "Pomeroy/Original" Window
D03 Scale: 3"=1'-0" @ 11" x 17"

Proposed Wood Window Plan Detail
by Artistic Windows and Doors

1 Jamb Profile Detail - "EFCO" Window
D03 Scale: 3"=1'-0" @ 11" x 17"

3 Jamb Profile Detail - "Tempest" Window
D03 Scale: 3"=1'-0" @ 11" x 17"

Scale: 3" = 1'-0"



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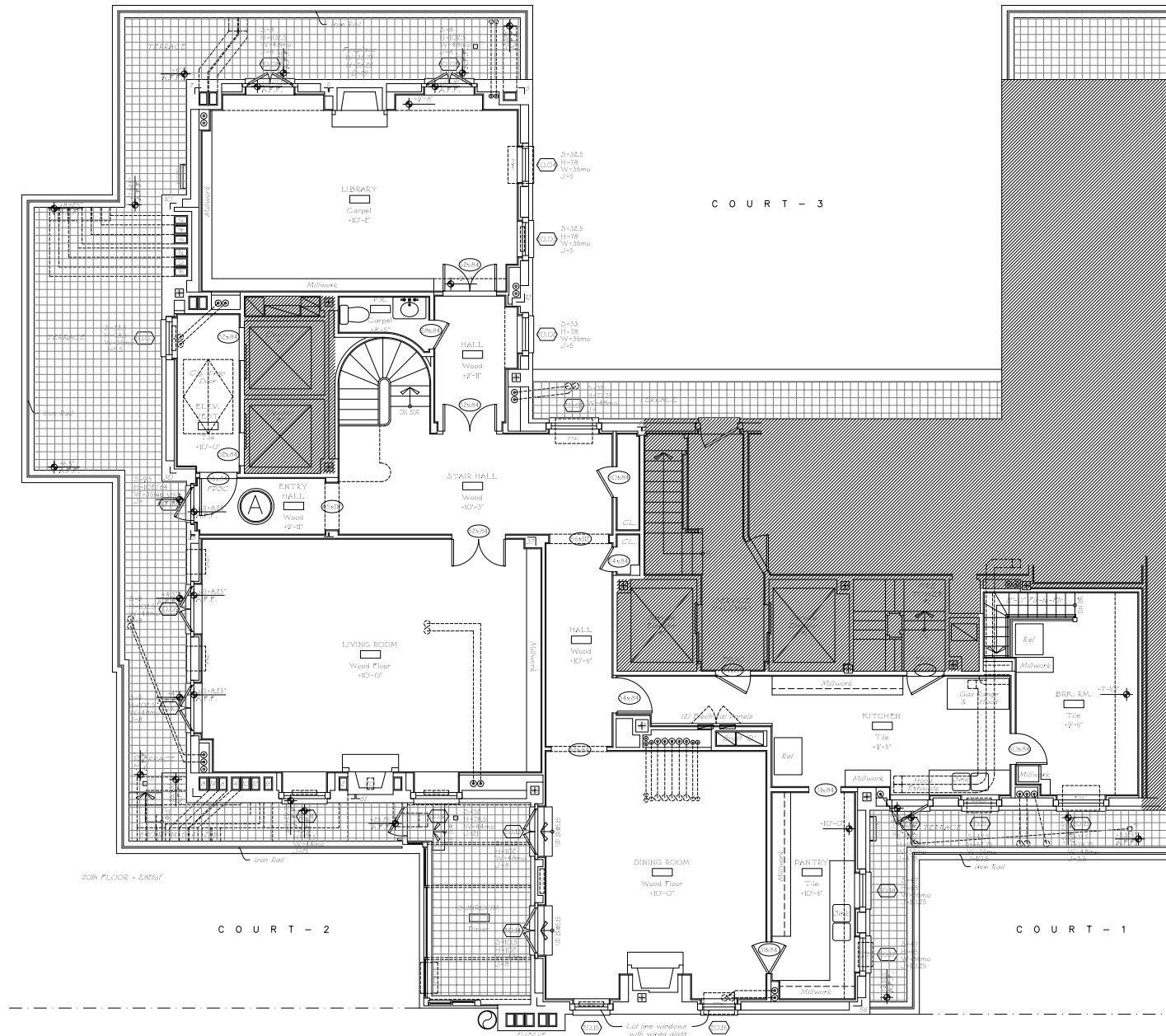
Proposed Details Superimposed on Existing

Penthouse A at 895 Park Avenue, New York, NY 10075

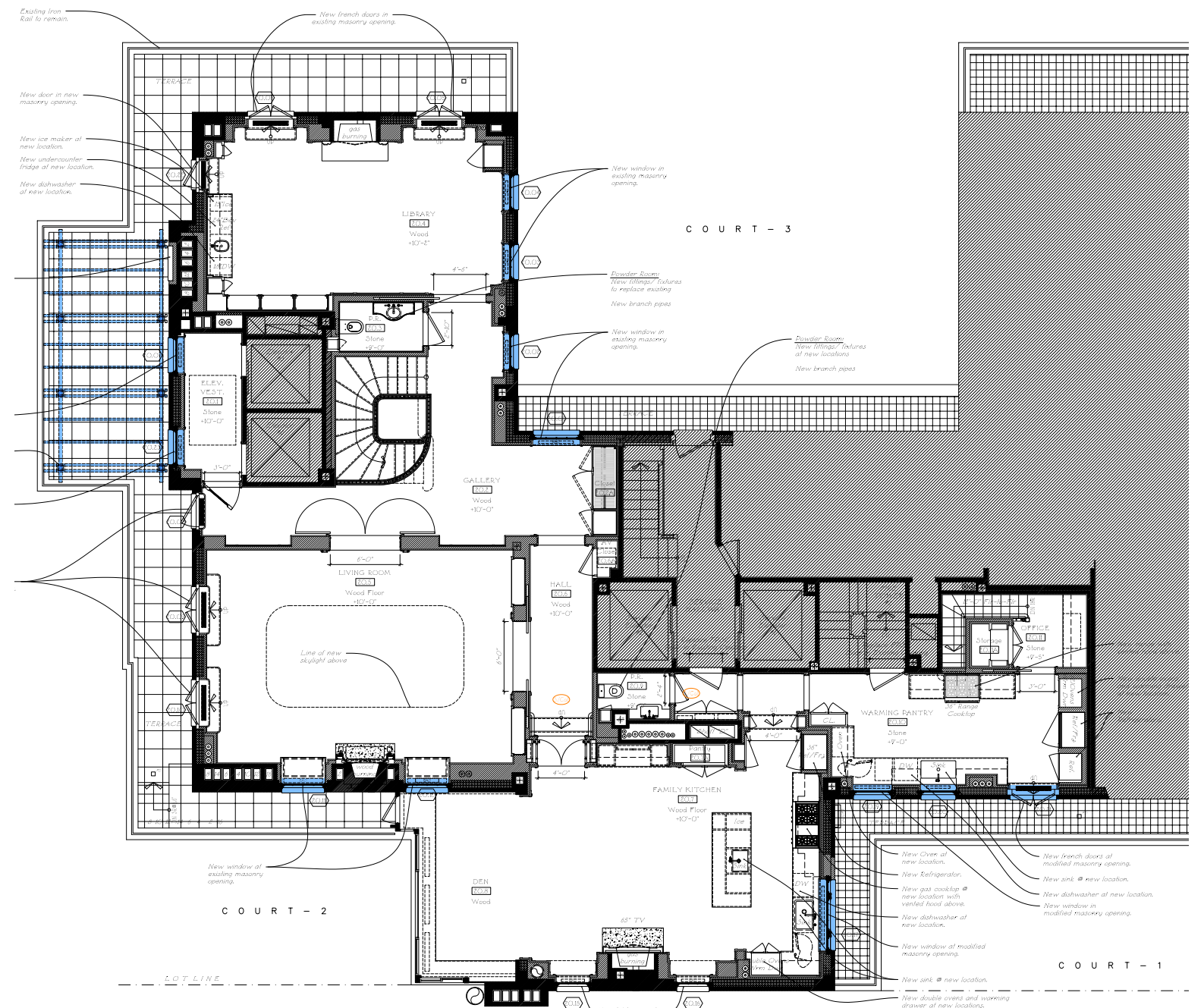
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Existing 20th Floor Plan, 1/16" = 1'-0"



Proposed 20th Floor Plan, 1/16" = 1'-0"

Proposed Scope



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20th Floor Plan

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



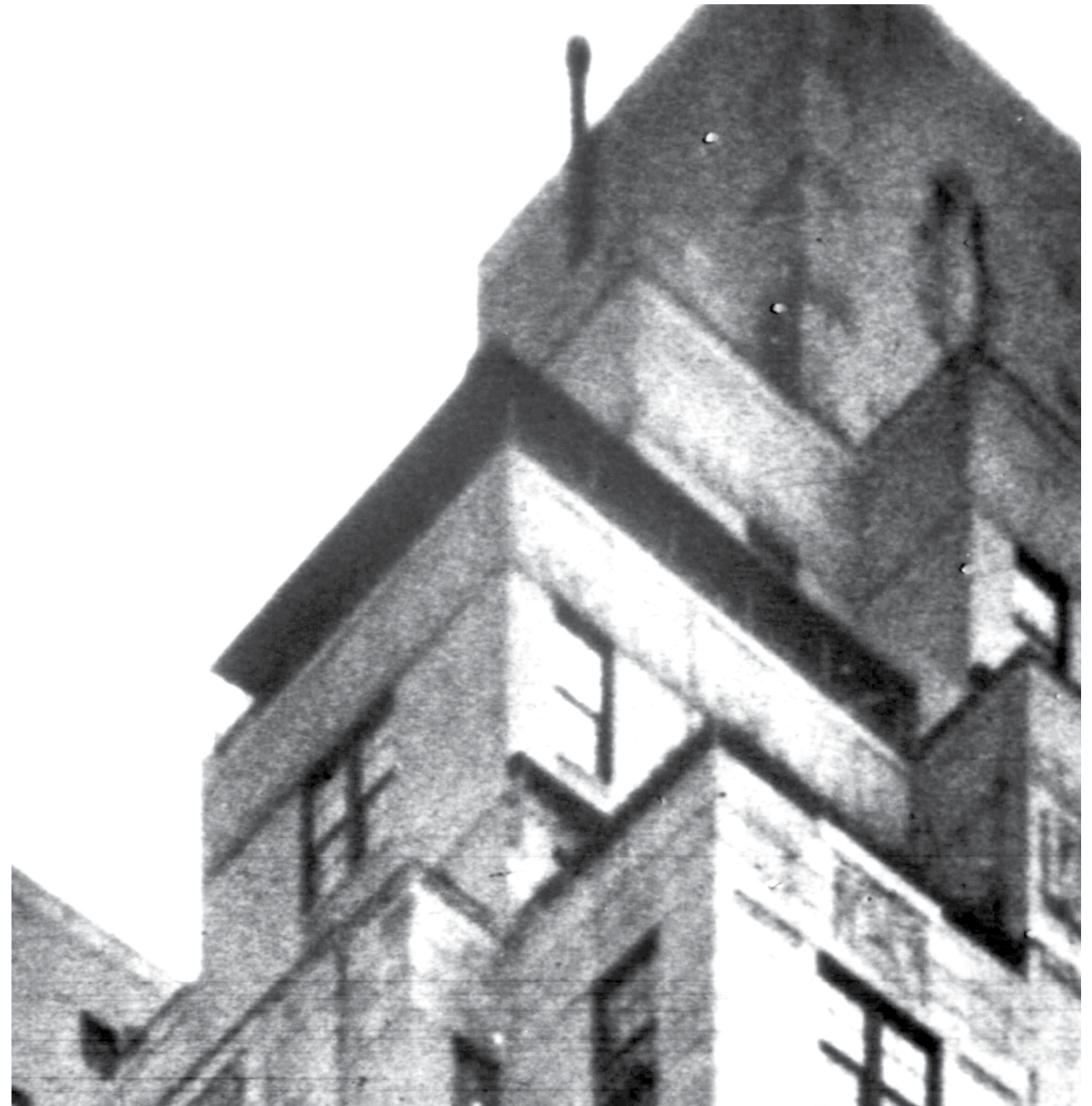
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Example of an East Side roof garden featured in Vogue, 1926



A Manhattan roof pergola featured in Arts & Decoration, 1927



Historic penthouse pergola at 895 Park Avenue, circa 1950 (NYPL Acker)



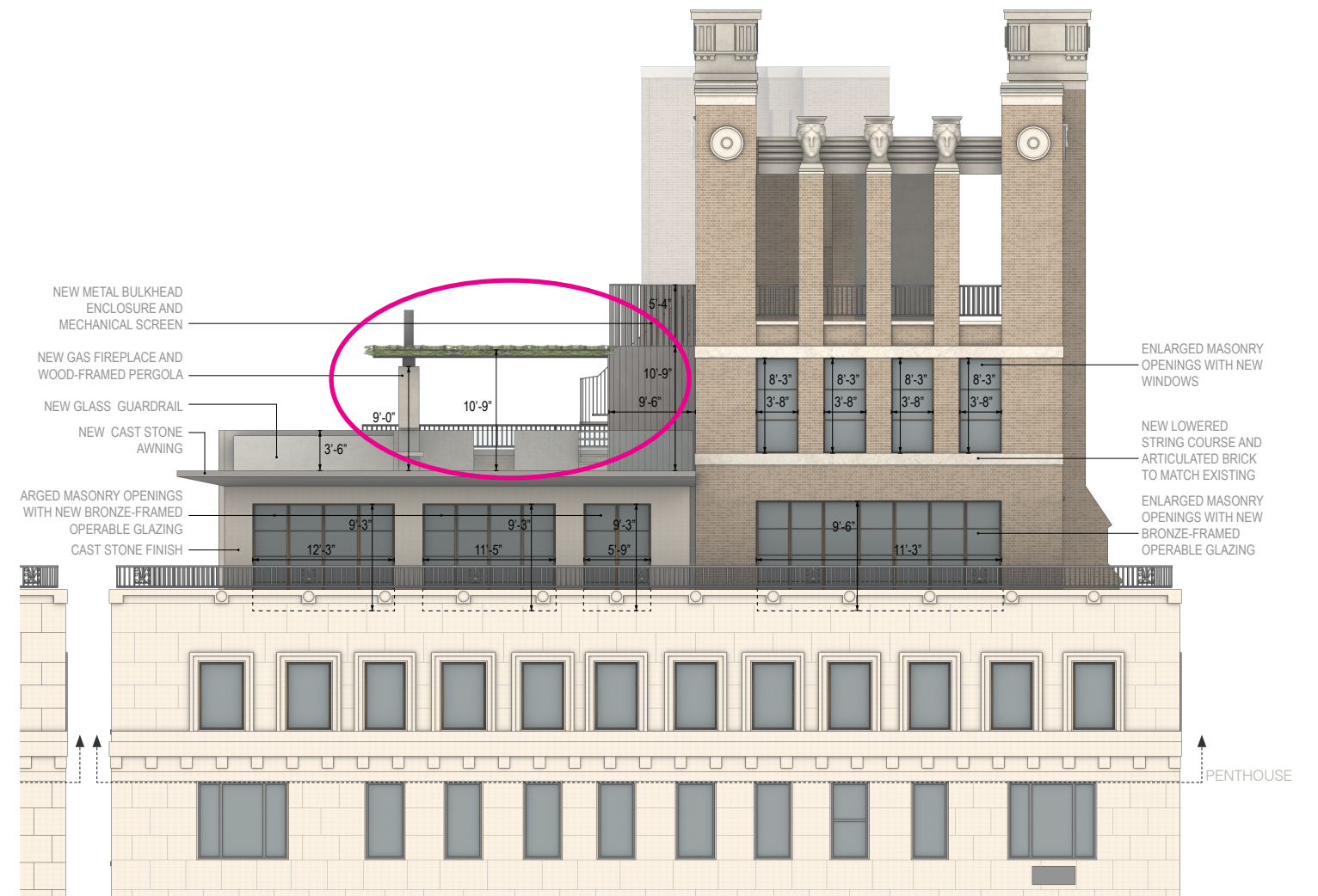
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Pergolas - Historical Context

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



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2 East 88th Street (1929-30, pergola 2022)



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Pergolas - LPC-Approved Example

Penthouse A at 895 Park Avenue, New York, NY 10075

September 18th, 2023



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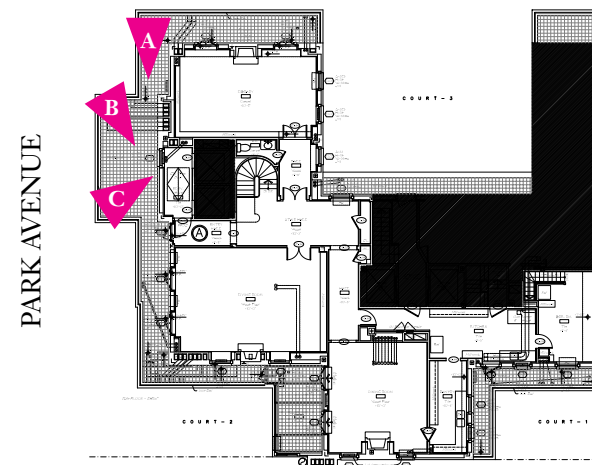
a. View south



b. View southeast toward existing awning



c. Detail of existing awning



20th Floor Terrace - Existing Conditions

Penthouse A at 895 Park Avenue, New York, NY 10075

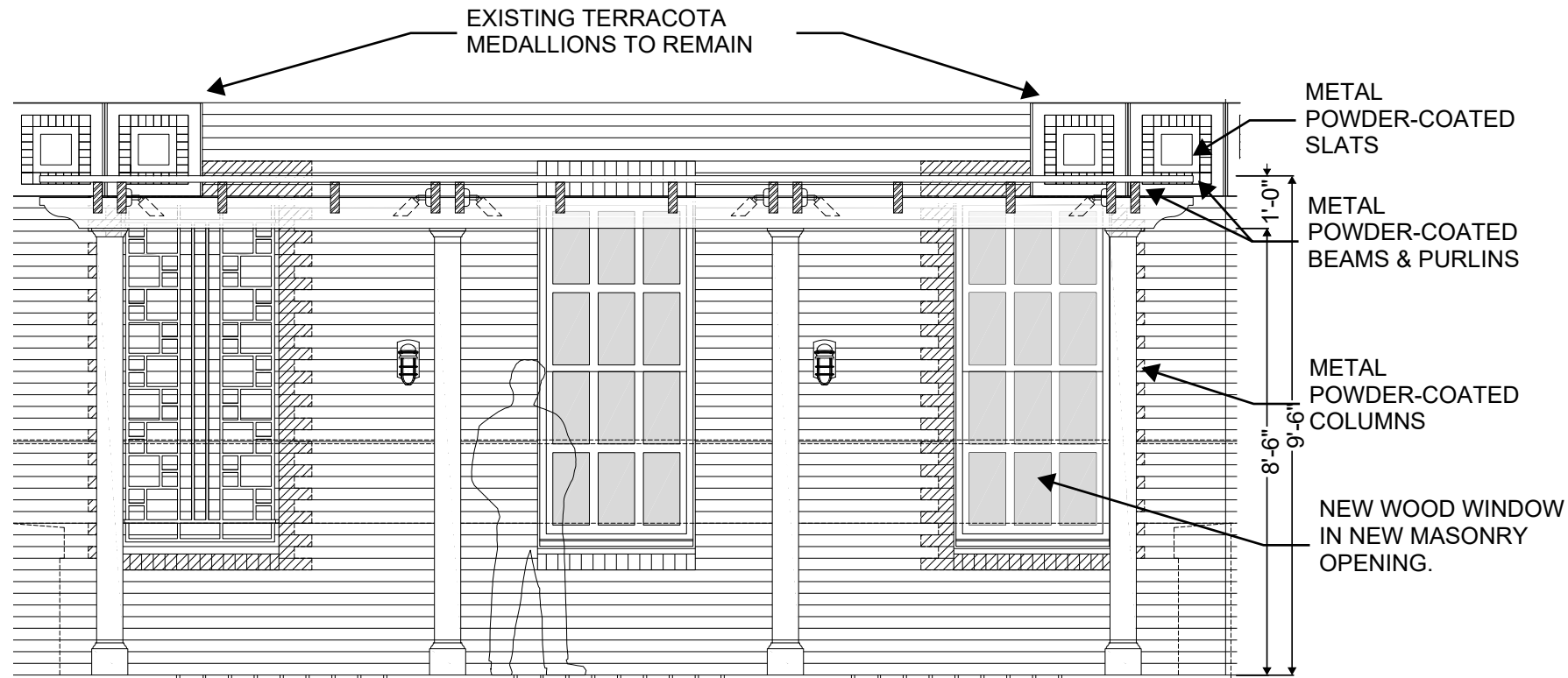
September 18th, 2023



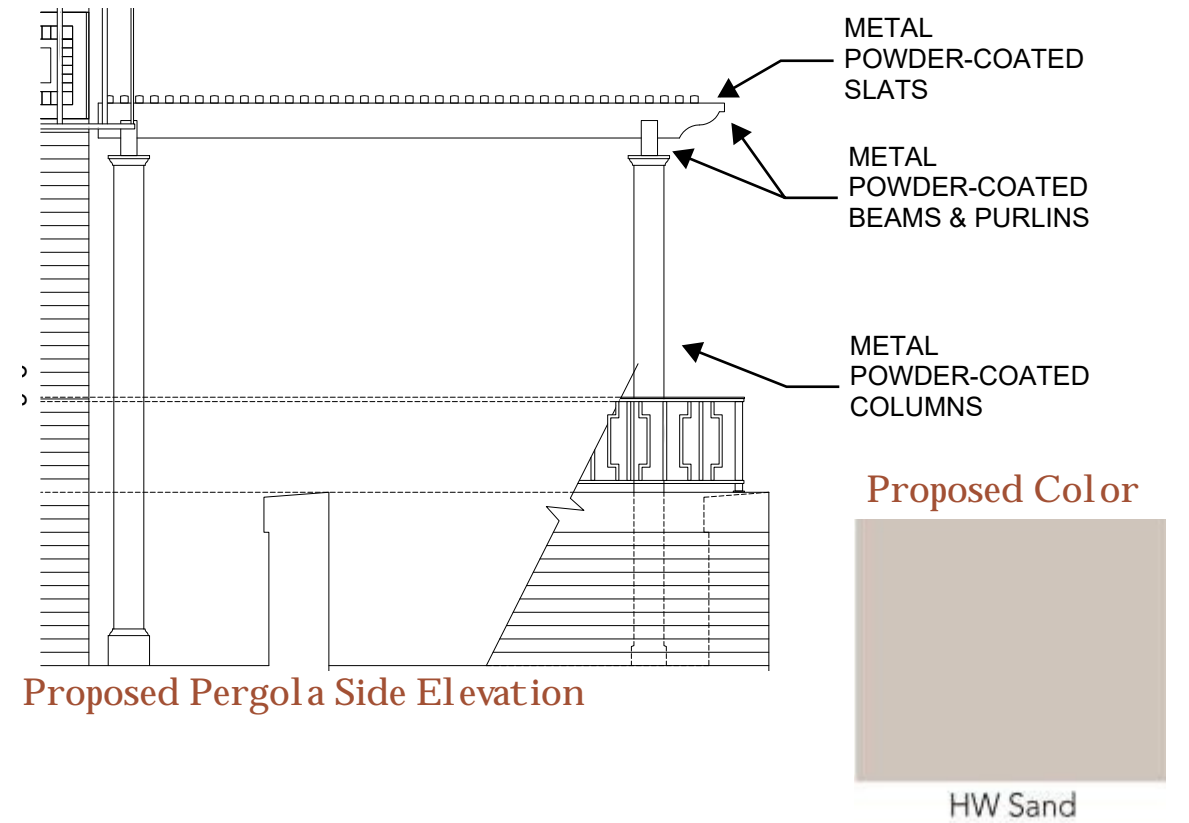
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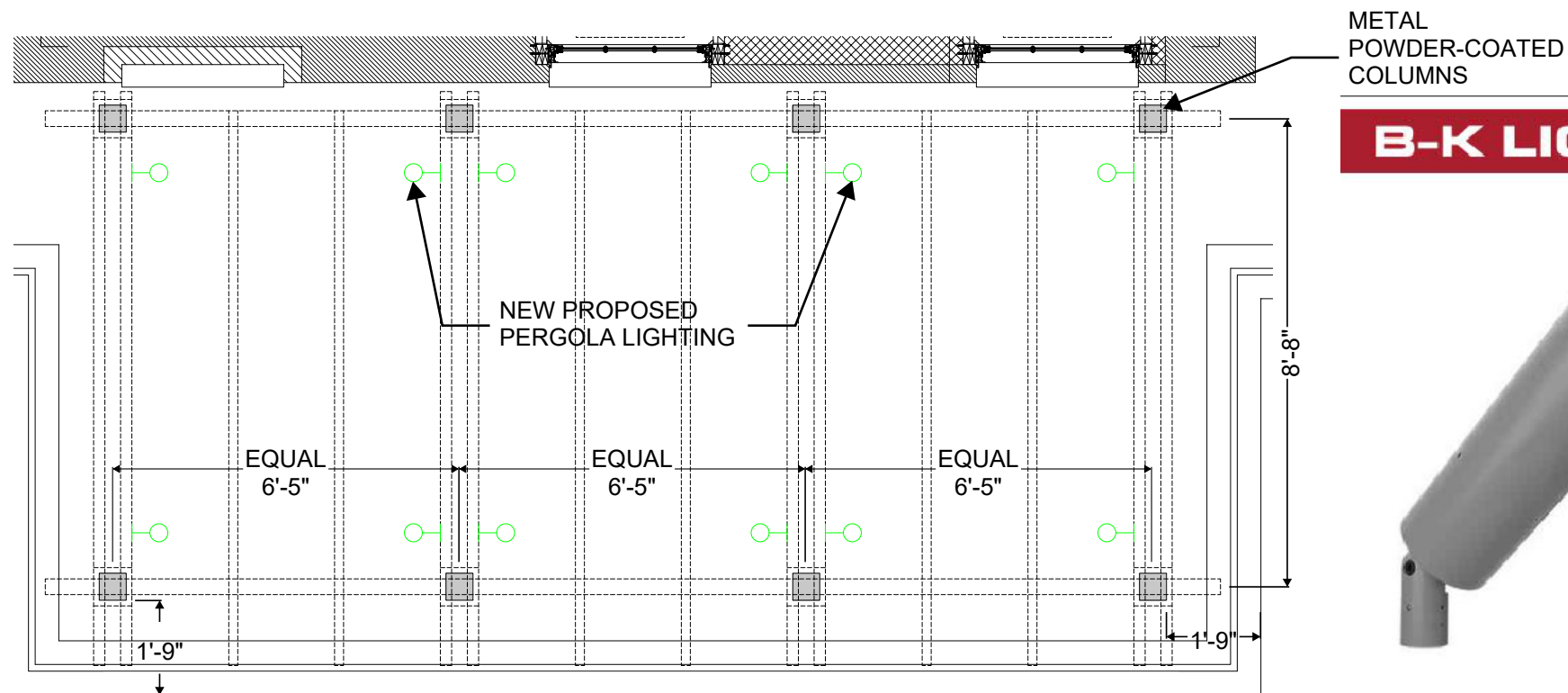
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Proposed Pergola Elevation



Proposed Pergola Side Elevation



Proposed Pergola Plan

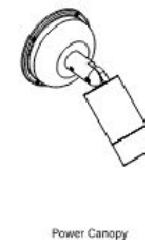
B-K LIGHTING DELTA STAR LED



Wet location wall mounted LED adjustable accent light with remote transformer/driver

Location: Terrace Pergola

White LED
CCT: 3000K
CRI: 80+
Beam: 31°
Lumens: 409lm
Watts: 7W
Voltage: 12V/120V
Driver: Remote
Dimming Range: N/A
Dimming Type: MLV



BK LIGHTING
Delta Star
Fixture: (material)-DS-LED-e65-WFL-A9-(finish)-12-11-A
Transformer: TR(wattage)-120
Canopy: (material)-BC(type)-(finish)

- Supply with wide flood 31° optic, soft focus lens and honeycomb louver and 45° cap
- Aluminum finish
- Provide power canopy accessory
- Contractor to coordinate remote, accessible transformer locations and to coordinate transformer capacity; Remote driver is not rated for direct burial, it must be placed above grade in a ventilated area

Proposed Pergola Lighting Specification



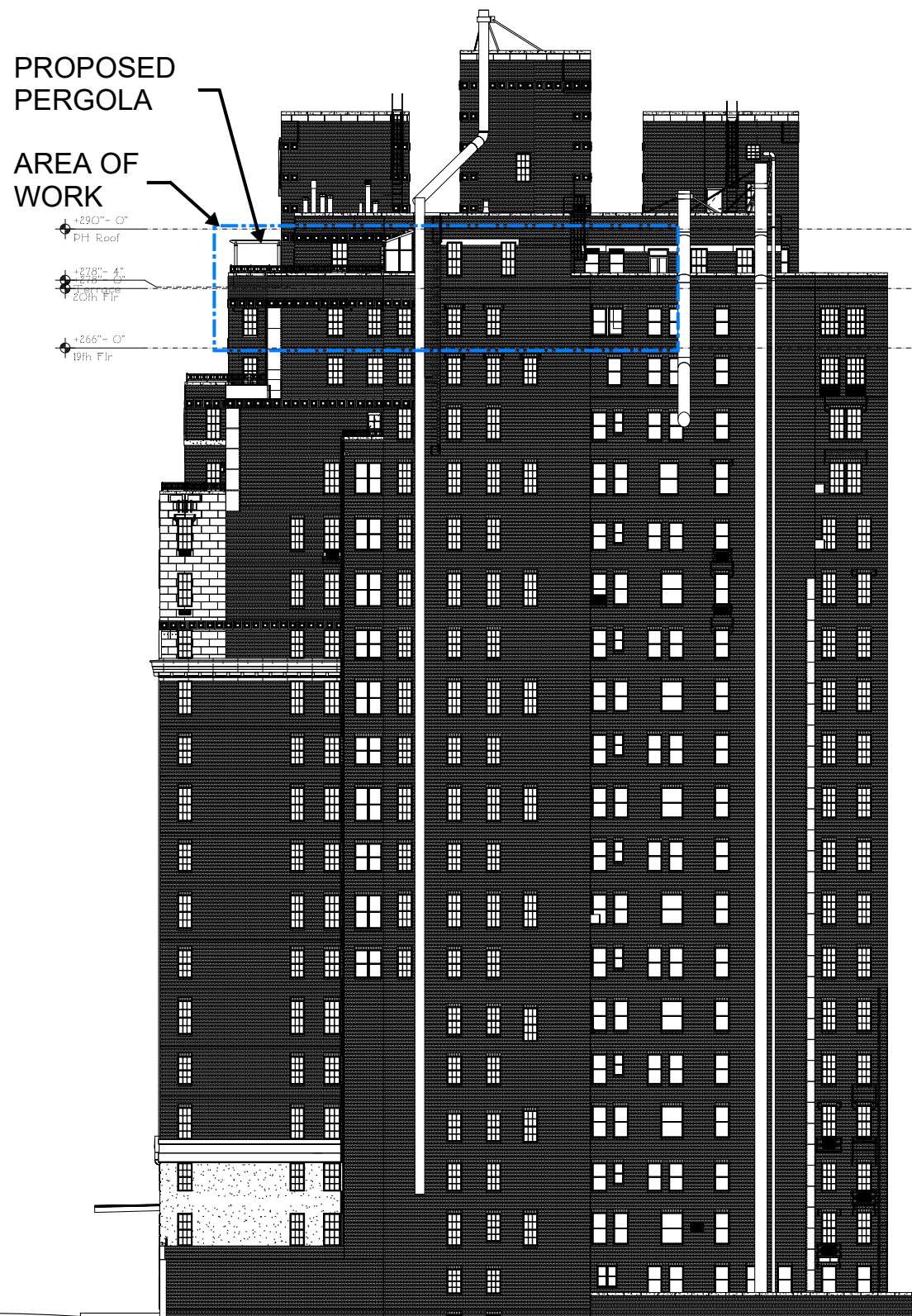
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Proposed Pergola

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Park Avenue



Proposed Pergola Renderings



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Proposed Pergola

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Existing Elevation
View from Park Avenue & 79th Street



Proposed Elevation
View from Park Avenue & 79th Street



Existing Elevation
View from Park Avenue & 79th Street



Proposed Elevation
View from Park Avenue & 79th Street



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Pergola Visibility & Mock Up

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



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Existing Elevation with Pergola Mock Up
View from Park Avenue Between 79th and 80th Streets



Proposed Elevation
View from Park Avenue Between 79th and 80th Streets



Existing Elevation with Pergola Mock Up
View from Park Avenue Between 79th and 80th Streets



Proposed Elevation
View from Park Avenue Between 79th and 80th Streets



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Pergola Visibility & Mock Up

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



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Existing Elevation with Pergola Mock Up
View from Park Avenue & 78th Street



Proposed Elevation
View from Park Avenue & 78th Street



Existing Elevation with Pergola Mock Up
View from Park Avenue & 78th Street



Proposed Elevation
View from Park Avenue & 78th Street



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Pergola Visibility & Mock Up
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